



COUNTY OF SAN DIEGO

LAND USE AGENDA ITEM

BOARD OF SUPERVISORS

GREG COX
First District

DIANNE JACOB
Second District

DAVE ROBERTS
Third District

RON ROBERTS
Fourth District

BILL HORN
Fifth District

DATE: April 30, 2014

01

TO: Board of Supervisors

SUBJECT: Property Zoning Cleanup 2013, POD 13-014 (DISTRICTS: 1, 2 & 5)

Overview

On August 3, 2011 (1), the Board of Supervisors adopted the General Plan Update, which included an associated Zoning Ordinance amendment of property zoning changes and an Implementation Plan. One component of the Implementation Plan is an ongoing commitment to revising the Zoning Ordinance to ensure consistency with the goals, policies, and land use designations of the General Plan. The proposed project corrects zoning inconsistencies identified by staff and property owners on a total of 44 parcels in nine communities in the unincorporated county.

Recommendation(s)

CHIEF ADMINISTRATIVE OFFICER

1. Review and consider the information contained in the Final Program Environmental Impact Report (EIR), dated August 3, 2011, on file with Planning & Development Services (PDS) as Environmental Review Number 02-ZA-001, and the Addendum thereto, dated February 28, 2014, on file with PDS as POD 13-014; REZ 13-004.
2. Adopt the attached Form of Ordinance: AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE PROPERTY ZONING CLEANUP 2013 [REZ 13-004; POD 13-014].

Fiscal Impact

N/A

Business Impact Statement

N/A

Advisory Board Statement

The proposed property changes to the Zoning Ordinance were referred to the applicable community planning groups for review and recommendations. As with the previous zoning cleanup, staff has only included zoning changes that have been reviewed and approved by the

SUBJECT: Property Zoning Cleanup 2013, POD 13-014 (DISTRICTS: 1, 2 & 5)

applicable community planning groups. The Fallbrook, Valley Center, Ramona, Alpine, Lakeside, Crest-Dehesa, Potrero, and Campo-Lake Morena groups all voted to recommend approval of the changes in their areas. (See Attachment D)

Background

On August 3, 2011 (1), the Board of Supervisors (Board) adopted the General Plan Update, which included an associated Zoning Ordinance amendment of property zoning changes and an Implementation Plan. One component of the Implementation Plan is an ongoing commitment to revising the Zoning Ordinance to ensure consistency with the goals, policies, and land use designations of the General Plan. The property zoning cleanup is an example of Planning & Development Services' (PDS) commitment to continuous improvement, an approach in which staff seeks out and implements changes to ensure that the department's services and guidance documents are high-quality and responsive to the public's needs.

Property zoning cleanups are intended to address minor zoning changes related to inconsistencies with the General Plan, property ownership changes, property line boundary adjustments between two zones, and other minor property owner requests. The Board approved the first post-General Plan Update cleanup of property zoning changes on July 25, 2012 (1). It included a number of minor requests, corrections to inconsistent zoning, and updates to zoning for recently acquired publicly owned parcels.

Proposed Zoning Changes

The majority of the zoning changes included in this year's cleanup fall into three general categories described below.

- **Use Regulations:** 28 parcels previously included in proposed Specific Plans under the same ownership have since been sold into individual ownerships since the Specific Plans have been withdrawn. As a result, the previously approved Specific Plan Area S88 Use Regulations are no longer consistent with the General Plan and the property owners have requested zoning updates. This project would modify the allowed uses on the subject parcels to ensure consistency with traditional zoning found in the surrounding area, such as A70 Limited Agriculture Use Regulations for privately-owned parcels, or S80 Open Space Use Regulations for publicly-owned parcels designated as public open space in the General Plan. This allows for uses that are consistent with the General Plan and surrounding land uses.
- **Lot Size:** This cleanup project of zoning changes proposes to match minimum lot size on 35 parcels, including many in former Specific Plan Area zoning, to the typical lot size found in the surrounding area in the same General Plan land use designation and same zoning use regulation. These changes will ensure that lot sizes allow for the density potential envisioned by the General Plan in these areas.
- **Building Type:** A total of four parcels involve changes to building types, while maintaining existing land use designations and densities for development flexibility.

Other proposed cleanup changes relate to Animal Regulations, Density, Setbacks, and Special

SUBJECT: Property Zoning Cleanup 2013, POD 13-014 (DISTRICTS: 1, 2 & 5)

Regulations in zoning for consistency with zoning in the surrounding area.

This item includes nine groups of zoning changes in different community planning areas. Changes are described in more detail in Attachment A (Maps and Summaries), which provides a brief description of the proposed change and a corresponding map(s) showing the location(s). The nine groups of changes are:

Community	Number of Parcels
Alpine	1
County Islands - Lincoln Acres	1
Crest Dehesa	5
Fallbrook	4
Lakeside	6
Mountain Empire - Campo	1
Mountain Empire - Potrero	4
Ramona	20
Valley Center	2

General Plan Consistency

The zoning changes associated with this cleanup ensure that zoning on the affected parcels is consistent and compatible with the General Plan. By doing so, the project provides certainty for project applicants. Inconsistent zoning may lead to confusion regarding the development potential envisioned in the General Plan. The proposed changes are consistent with General Plan Policies LU-2.3 Development Densities and Lot Sizes, LU-3.1 Diversity of Residential Designations and Building Types and LU-5.3 Rural Land Preservation for zoning regulations.

Policy LU-2.3 Development Densities and Lot Sizes states that densities and minimum lot sizes should be assigned in a manner that is compatible with the community. The changes are consistent with the policy as many of the proposed changes involve matching lot sizes (where applicable) to the existing lot sizes found in the same zones in surrounding areas in those communities. The changes are also consistent with Policy LU-3.1 Diversity of Residential Designations and Building Types which calls for maintaining a mixture of residential land use designations and development regulations that accommodate various building types. The proposed changes to building types are, in all cases, proposed to match the typical building type for the zone with more flexibility for a mixture of development when compared to the existing zone. Finally, the changes are consistent with Policy LU-5.3 Rural Land Preservation which calls for the preservation of existing open space and rural areas. The cleanup proposes to change former specific plan areas to open space zoning in Ramona, Lakeside and Crest-Dehesa on publically-owned parcels. These changes will ensure preservation of the open space and rural areas in these locations as the open space zone is the most compatible with existing designations.

Community Plan Consistency

Staff reviewed community and subregional plans for all of the communities affected by this cleanup and found that the proposed zones are consistent with the applicable plans. Additionally, some community plans contain language that specifically supports cleaning up

SUBJECT: Property Zoning Cleanup 2013, POD 13-014 (DISTRICTS: 1, 2 & 5)

zoning within the community. For example, Alpine's higher density village policies support the proposed cleanup change. Another example is the proposed building type changes in Fallbrook. The Fallbrook Community Plan states that building types should allow for additional development types such as townhomes, apartments, or multifamily development in higher density areas. Ramona, Lakeside, and Crest-Dehesa's Community Plan policies support the proposed changes from the previous S88 Specific Plan zoning to S80 Open Space zoning for purposes of conservation and preservation.

Zoning Ordinance Consistency

This cleanup proposes use regulation, lot size, and building type changes when the current zoning is no longer consistent with proposed land use designations. Staff reviewed the proposed zoning for consistency with the General Plan and zoning in accordance with the Compatibility Matrix in Zoning Ordinance Section 2050, and found the proposed changes to be consistent (see Attachment B).

Public Input

Changes to zoning must follow the process specified in Government Code Section 65853, which includes evaluation and analysis, public and agency review, Planning Commission review, and Board of Supervisors approval. Staff conducted public outreach, including notifications to all affected property owners and adjacent properties. Staff also coordinated the proposed zoning changes with the affected community planning groups and has provided their recommendations where applicable in the Public Comments (see Attachment D).

Below is a summary of outreach efforts.

- **Coordination with Planning Groups and Group Input** — All proposed zoning changes were referred to the applicable community planning group for review and a recommendation. Staff provided clarification and response to questions concerning the proposed changes as requested by planning group members and chairs. As with the 2012 zoning cleanup, staff has only included zoning changes that have been reviewed and approved by the applicable community planning groups. The Fallbrook, Valley Center, Ramona, Lakeside, Alpine, Crest Dehesa, Potrero and Campo groups have all voted to support the changes in their areas.
- **Property Owner Notification** — Staff notified and coordinated with all affected property owners. In cases where a property owner identified zoning inconsistencies and initiated the request for a change, he or she was encouraged to coordinate with the local planning group during the draft review/recommendation process and attend their group's meeting when the proposed zoning change was considered. In addition, as part of the standard notification process for a rezone, adjacent property owners within 300 feet of an area of proposed change have also been notified.
- **Web Page** — A web page was established at the initiation of this project to provide the most current information as it progressed through the planning process:
<http://www.sdcounty.ca.gov/pds/advance/zoningcleanup13.html>.

SUBJECT: Property Zoning Cleanup 2013, POD 13-014 (DISTRICTS: 1, 2 & 5)

Planning Commission

The Planning Commission evaluated the project on February 28, 2014. By a vote of 5-0-2 (5-in-favor, 0-opposed, 2-absent, Reiss and Beck), the Planning Commission recommended that the Board of Supervisors approve the project and adopt the Form of Ordinance for POD 13-014.

Environmental Statement

An Addendum to the Program EIR for the General Plan Update, which was certified on August 3, 2011, has been prepared pursuant to the California Environmental Quality Act (Attachment C). All of the parcels affected by this cleanup were analyzed as part of the General Plan Update process. No new significant impacts will result from the proposed changes in zoning; therefore, no additional environmental review is required.

Linkage to the County of San Diego Strategic Plan

Today's proposed zoning cleanup project supports the Sustainable Environments Strategic Initiatives in the County of San Diego's 2014-2019 Strategic Plan as the project provides for planning, development, and services that support the local economy through consistent zoning. In addition, the project implements land use strategies that protect and promote our natural resources and open space through consistent zoning for these areas.

Respectfully submitted,



SARAH E. AGHASSI
Deputy Chief Administrative Officer

ATTACHMENT(S)

Attachment A – Zoning Maps and Summaries
Attachment B – Form of Ordinance
Attachment C – Environmental Documentation
Attachment D – Public Documentation

SUBJECT: Property Zoning Cleanup 2013, POD 13-014 (DISTRICTS: 1, 2 & 5)

AGENDA ITEM INFORMATION SHEET

REQUIRES FOUR VOTES: ☐ Yes ☒ No

WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED
☐ Yes ☒ No

PREVIOUS RELEVANT BOARD ACTIONS:

On August 3, 2011(1), the Board of Supervisors adopted the General Plan Update, which included a county-wide zoning amendment and Implementation Plan. One component of the Implementation Plan is an annual commitment to revising the Zoning Ordinance to ensure consistency with the goals and policies and land use designations of the General Plan.

BOARD POLICIES APPLICABLE:

N/A

BOARD POLICY STATEMENTS:

N/A

MANDATORY COMPLIANCE:

N/A

**ORACLE AWARD NUMBER(S) AND CONTRACT AND/OR REQUISITION
NUMBER(S):**

N/A

ORIGINATING DEPARTMENT: Planning and Development Services

OTHER CONCURRENCES(S): N/A

CONTACT PERSON(S):

Mark Wardlaw

Name

858-694-2962

Phone

mark.wardlaw@sdcounty.ca.gov

E-mail

Todd Snyder

Name

858-505-6787

Phone

todd.snyder@sdcounty.ca.gov

E-mail

Attachment A

Zoning Maps and Summaries

POD 13-014 Property Zoning Cleanup Draft Changes Summary

The Map #s correspond with the maps and the Section #s in the Form of Ordinance Attachment B

1. ALPINE, MAP SECTION # 1

APN/Address: 4040327300, 3087 Honey Hill Ranch Road

Owner: Jones

General Plan Land Use Designation: General Commercial

Discussion: Property owner request for a change in the density in zoning. The property was rezoned as part of the General Plan Update process to C34 Commercial/Residential a mixed use zone and it was anticipated it would have a higher density as the General Commercial designation may allow for a higher number of units per acre. However, the density was not increased in the General Plan zoning review to allow for additional dwelling units. The old density is 2 units per acre. The adjacent Albertsons development was mixed use and had a density of about 5.5 units per acre when built. Therefore, staff recommends a change in density on the parcel from 2 to 5.5 per acre to allow for similar development as has occurred in the similar adjacent commercial zone.

Density Changes

Sub-Area No.	Old	New
AL-DN-1	2	5.5

2. COUNTY ISLANDS, MAP SECTION # 2

APN/Address: 5640301200, 2516 Granger Ave

Owner: Kosmas

Discussion: Former Post Office property in National City Lincoln Acres area, one of the smallest parcels in National City. The parcel is too small for a residential use to be permitted, there is not enough space to meet current County codes. The existing building was a post office that has since closed and been sold with the property. The area was designated Village Residential VR-4.3 in the General Plan Update with the RU Urban Residential Use Regulation. Staff recommends a rezone to the RC Residential Commercial Use Regulation as that is the only zone that would be allowed in VR-4.3 that could allow some commercial with the existing building. Commercial uses would still require a Minor Use Permit.

Use Regulation Changes

Sub-Area No.	Old	New
CI-UR-1	RU	RC

3. CREST DEHESA, MAP SECTION # 3 and # 4

APNs: 4010202500, 4010202600, 4012200100, 4010401000, 3981700600, 3981700800, 3990100700, 3961120100

Owners: Padre Dam MWD and State of California

General Plan Land Use Designations: Open Space and Public Lands

Discussion: This is a staff initiated change for a series of parcels in Crest and Lakeside that are under State and Padre Dam MWD ownership that have S88 Specific Plan Area zoning with no adopted specific plan. There was a specific plan called “Crestridge” in process for the property at one time, however it was abandoned. 99% of the area is now owned by the State. That area is to be rezoned S80 Open Space zoning with an 8 acre lot size. The other privately owned area in the northern part located in the Lakeside Planning Area, is proposed to be rezoned to A70 with a 2 acre lot size (LS-UR-2).

In the Public or Open Space designations the S80 Open Space Use Regulation in zoning is the most compatible zone, S88 Specific Plan Area zoning should only be applied in areas with an adopted Specific Plan. As there is none in this area, it is proposed for a cleanup in zoning.

Use Regulation Changes

Sub-Area No.	Old	New
CD-UR-1	S88	S80

Lot Size Changes

Sub-Area No.	Old	New
CD-LS-1	1AC	8AC

4. FALLBROOK, MAP SECTION # 5

APN/Address: 1043514700, 1041323500, 1041324300, 1041324400, Rockycrest Road, Old Stage Road

Owners: Chaffin (No. 1) and Fallbrook Village Aviation LLC (No. 2)

General Plan Land Use Designations: General Commercial (No. 1) and Village Residential VR-15 (No. 2)

Discussion: Property owner requests from representative Lee & Associates to Change the building type from “W” which allows no residential uses, to a staff recommended “L” to allow for mixed use on area No. 1. As the existing zone is C34 Commercial Residential Use Regulations, which is a mixed use zone, a building type allowing both residential and commercial buildings should be instituted with the General Plan Update. This was an oversight from the Update and the building type should have changed back then in 2011. An additional request to change from “F” to “K” in a residential zone RV Variable Family Residential is on area No. 2. This would be a more flexible building type to allow development of the parcels with an existing density of 15 from the General Plan Update. The building type of “F” would

necessitate a subdivision of the property to reach full yield in density. The building type of “K” would allow other patterns of development which may not require a subdivision for development.

No additional dwelling units would be allowed under either scenario than what was already approved in the General Plan Update, the change in building type for each would allow for a more flexible pattern of development for the parcels as requested.

Building Type Changes

Sub-Area No.	Old	New
FA-BT-1	W	L
FA-BT-2	F	K

5. LAKESIDE, MAP SECTION # 6 AND 7

APNs: 3990100900, 3990101000, 3990101100, 4010202500, 4010202600, 3981700600, 3981700800, 3990100700, 3961120100

Owners: Flinn Springs LLC and State of California

General Plan Land Use Designations: SR-4, Open Space and Public Lands

Discussion: This is a privately initiated request for a series of parcels in Lakeside that brought to the attention of staff a large area under mostly State of California ownership has S88 Specific Plan Area zoning with no adopted specific plan. There was a specific plan called “Crestridge” in process for the property, however it was abandoned. 99% of the area is now owned by the State. The publically owned area is to be rezoned S80 Open Space Use Regulations. The other area owned by Flinn Springs LLC is proposed to be rezoned A70 with a 2 acre lot size to match the adjacent A70 zoned areas with a 2 acre lot size to the north.

In the Public or Open Space designations the S80 Open Space Use Regulation in zoning is the most compatible zone, S88 Specific Plan Area zoning should only be applied in areas with an adopted Specific Plan. As there is none in this area, it is proposed for a cleanup in zoning. In SR-4 designations in Lakeside or Crest the A70 zoning is the most compatible. No changes to the existing General Plan are proposed as part of the project.

Use Regulation Changes

Sub-Area No.	Old	New
LS-UR-1	S88	S80
LS-UR-2	S88	A70

Lot Size Changes

Sub-Area No.	Old	New
LS-LS-1	1AC	2AC
LS-LS-2	1AC	8AC

6. MOUNTAIN EMPIRE – CAMPO, MAP SECTION # 8a, 9, AND 10

APN: 6551004700

Owner: Motor Transportation Museum, Carl Calvert

General Plan Land Use Designations: Rural Commercial, RL-40

Discussion: For ME-UR-1 and associated ME-LS-1 & ME-BT-1, this is a request from Carl Calvert with the Motor Transport Museum to change the newly acquired area through boundary adjustment to the west of the original property from S92 General Rural to C40 Rural Commercial to allow for additional area for the museum. This type of an expansion of an existing use on an existing commercial or industrial property was something that was anticipated in the General Plan Update. The underlying General Plan designation will not change, therefore the area proposed for new commercial zoning does not have an underlying commercial land use designation. The rezone requires Special Circumstances findings, which can be made in accordance with the Zoning Ordinance for a commercial zone in the RL-40 designation (see Attachment B).

Use Regulation Change

Sub-Area No.	Old	New
ME-UR-1	S92	C40

Lot Size Change

Sub-Area No.	Old	New
ME-LS-1	4AC	-

Building Type Change

Sub-Area No.	Old	New
ME-BT-1	C	W

7. MOUNTAIN EMPIRE – POTRERO, MAP SECTION # 8b

APNs: 6520810100, 6531106700, 6531200100, 6540113300

Owners: Carson, Clarke, Raum and Wright (area No. 2)

General Plan Land Use Designation: RL-20

Discussion: These are carry overs from the previous zoning cleanup in 2012, four parcels in Potrero where property owners requested agricultural zoning for additional agricultural uses. The proposal is to change from S92 General Rural to A72 General Agriculture. The Potrero Planning Group previously voted to recommend approval of this as part of the previous cleanup in 2012, although for A70 Limited Agriculture. However, these parcels had been removed from the project because support was not received in time for project recommendation at the Planning Commission and approval at the Board of Supervisors in 2012. Therefore, the same change is requested again for A72 General Agriculture for the

four parcels in this zoning cleanup project. As there are no A70 Limited Agriculture zoned areas in Potrero, the A72 General Agriculture is recommended as the most appropriate as it already exists in areas in the community, including on adjacent areas to these parcels.

Use Regulation Change

Sub-Area No.	Old	New
ME-UR-2	S92	A72

8. RAMONA, MAP SECTION # 11a, 11b, 12, 13, 14 AND 15

APN/Address: various, Highland Valley Road

Owners: Carter, Flinn, Begent, Teyssier, County of San Diego

General Plan Land Use Designations: RL-40 and Open Space

Discussion: A series of changes both privately requested and County initiated in an area at Rangeland and Highland Valley south of the airport and for one parcel north of the airport. All of the properties are zoned S88 Specific Plan Area, but there is no adopted Specific Plan. Recommend cleaning up and changing to match with the adjacent A70 zoned areas for the privately owned parcels. In the areas south of the Ramona airport, change all of the S88 and A70 areas that are County owned to S80 Open Space. These County owned parcels are all designated Open Space Conservation in the General Plan, therefore S80 Open Space zoning is the most appropriate zone. These changes also include a minor series of changes to a parcel with owner, Teyssier to revert it back to traditional A70 zoning as the parcel is also not included in a Specific Plan (this is the sliver north of the airport on the maps). Additional changes to other parts of zoning as follows:

Use Regulation Changes

Sub-Area No.	Old	New
RM-UR-1	A70	S80
RM-UR-2	S88	A70
RM-UR-3	S88	S80

Animal Regulation Changes

Sub-Area No.	Old	New
RM-AR-1	O	L

Density Changes

Sub-Area No.	Old	New
RM-DN-1	.5	-
RM-DN-2	.16	-

Lot Size Changes

Sub-Area No.	Old	New
RM-LS-1	-	4AC

RM-LS-2	-	8AC
---------	---	-----

Setback Changes

Sub-Area No.	Old	New
RM-SB-1	V	C

9. VALLEY CENTER, MAP SECTION # 16, 17, 18, 19 AND 20

APNs: 1290400500, 1851221300

Owners: Sotoodeh (area No. 1) and Norwood (area No. 2)

General Plan Land Use Designations: both SR-2

Discussion: These are two requests from owners to clean up the zoning in the 2013 cleanup project. Area No. 1 has S88 Specific Plan Area Use Regulations from an old SPA that was not approved (the old Lilac SP). Therefore the proposal is to change the Use Reg, Density, Lot Size, Setback and Special Reg, which all reflect the old SPA zoning, to match the A70 neighborhood to the south (these additional changes are listed below).

For area No. 2 the project includes the Valley Center CPG approved change for the Norwood parcel to revert back to C40 Rural Commercial zoning as existed prior to the General Plan Update. This change would only be in the area that was previously zoned C40 (a portion of the parcel) prior to the GPU as was approved by the CPG in 2012.

Use Regulation Changes

Sub-Area No.	Old	New
VC-UR-1	S88	A70
VC-UR-2	A70	C40

Density Changes

Sub-Area No.	Old	New
VC-DN-1	.25	-

Lot Size Changes

Sub-Area No.	Old	New
VC-LS-1	1AC	2AC

Setback Changes

Sub-Area No.	Old	New
VC-SB-1	V	C

Special Area Regulation Changes

Sub-Area No.	Old	New
VC-SR-1	P	-

**Board of Supervisors Meeting
April 30, 2014**

Section 1. ALPINE. Map AL DN1

- Proposed Density Regulations
(Areas of Change)
- Existing Use Regulations
(No Change)
- Assessor Parcels
- Roads

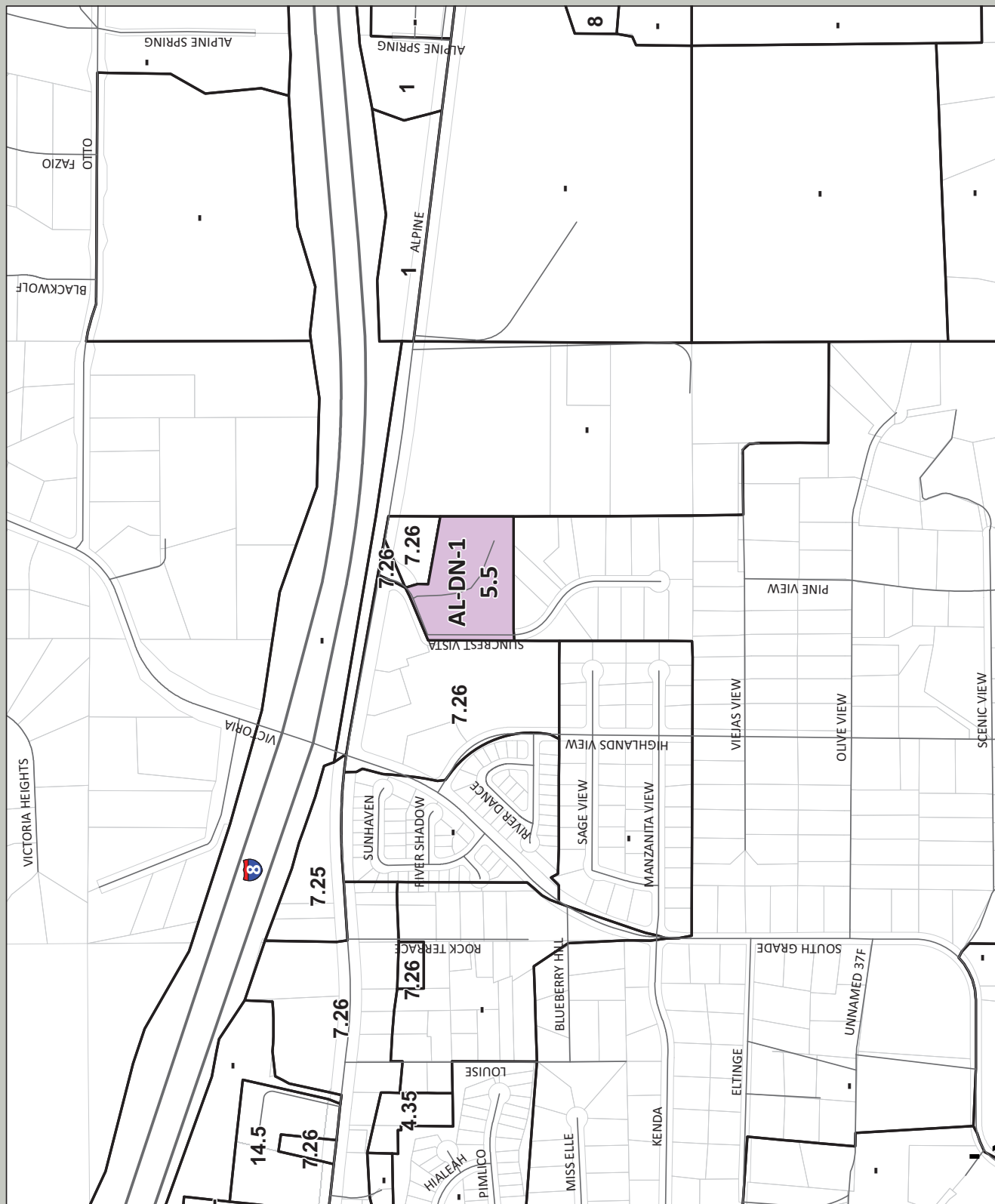


A vertical number line with tick marks at 0, 315, and 630. The word "Feet" is written vertically next to the line.

Regional Location Map








THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER WRITTEN OR ORAL, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Note: This product may contain information from the SANDAG Geographic Information System. This information was collected without the written permission of SANDAG. This product may contain information reproduced with the permission of SANDAG. This product may contain information reproduced with the permission of the following: MetLife & Company, © SANDAG. This map is copyrighted by Rand McNally & Company. It is unlawful to copy or reproduce, in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Rand McNally & Company. © 2002 Rand McNally & Company. All rights reserved. For more information, visit <http://www.randmcnally.com>.



COUNTY OF SAN DIEGO
PROPERTY ZONING CLEANUP 2013
County Islands
 Community Planning Area

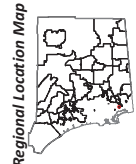
Board of Supervisors Meeting
April 30, 2014

Section 2. COUNTY ISLANDS. Map CI-UR1

-  Proposed Use Regulations (Areas of Change)
-  Existing Use Regulations (No Change)
-  Assessor Parcels
-  Planning Boundary
-  Roads

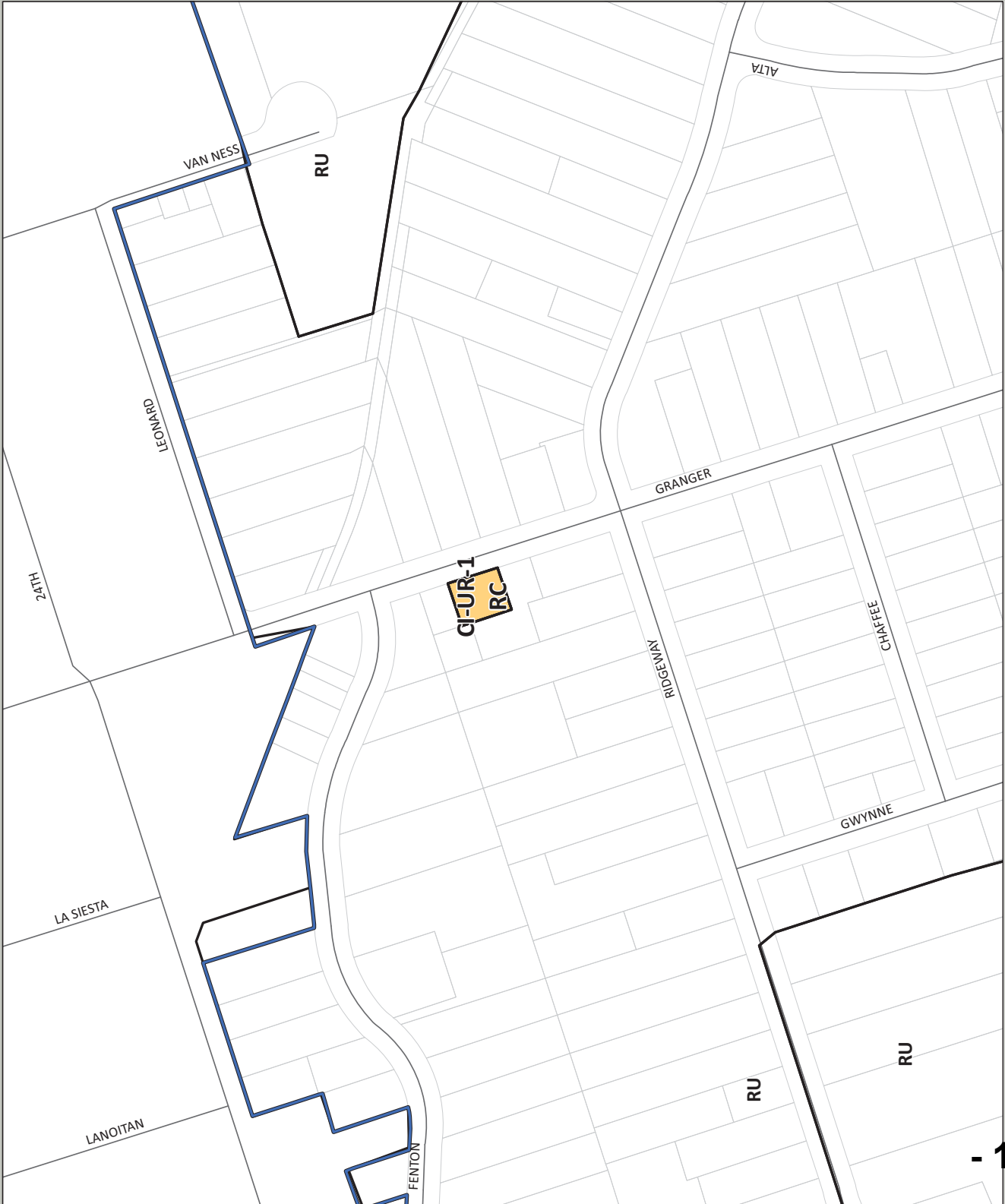


0 105 210
 Feet



LUCE GIS

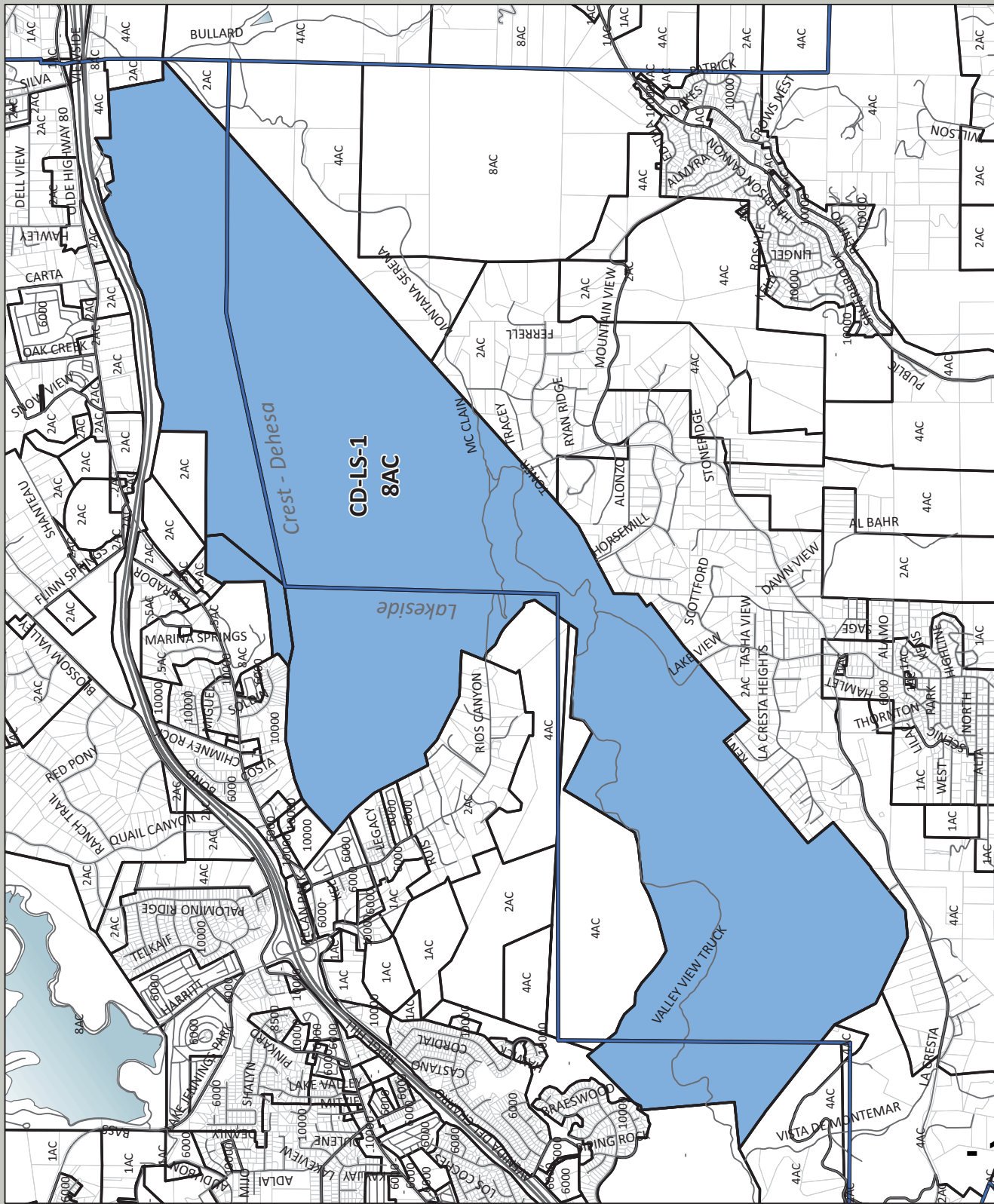
THIS MAP/DRAWING IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE. The user assumes all responsibility for the use of this map/drawing. No liability is assumed by the County of San Diego for any errors or omissions in this map/drawing. This map/drawing is for informational purposes only and does not constitute a legal document. All rights are reserved. Full text of this legal notice can be found at: <http://www.sandagov.org/CommunityPlanningArea/PropertyZoningCleanup2013/MapCI-UR1.aspx>



Board of Supervisors Meeting
April 30, 2014

Section 4. CREST DEHESA Map CD LS1

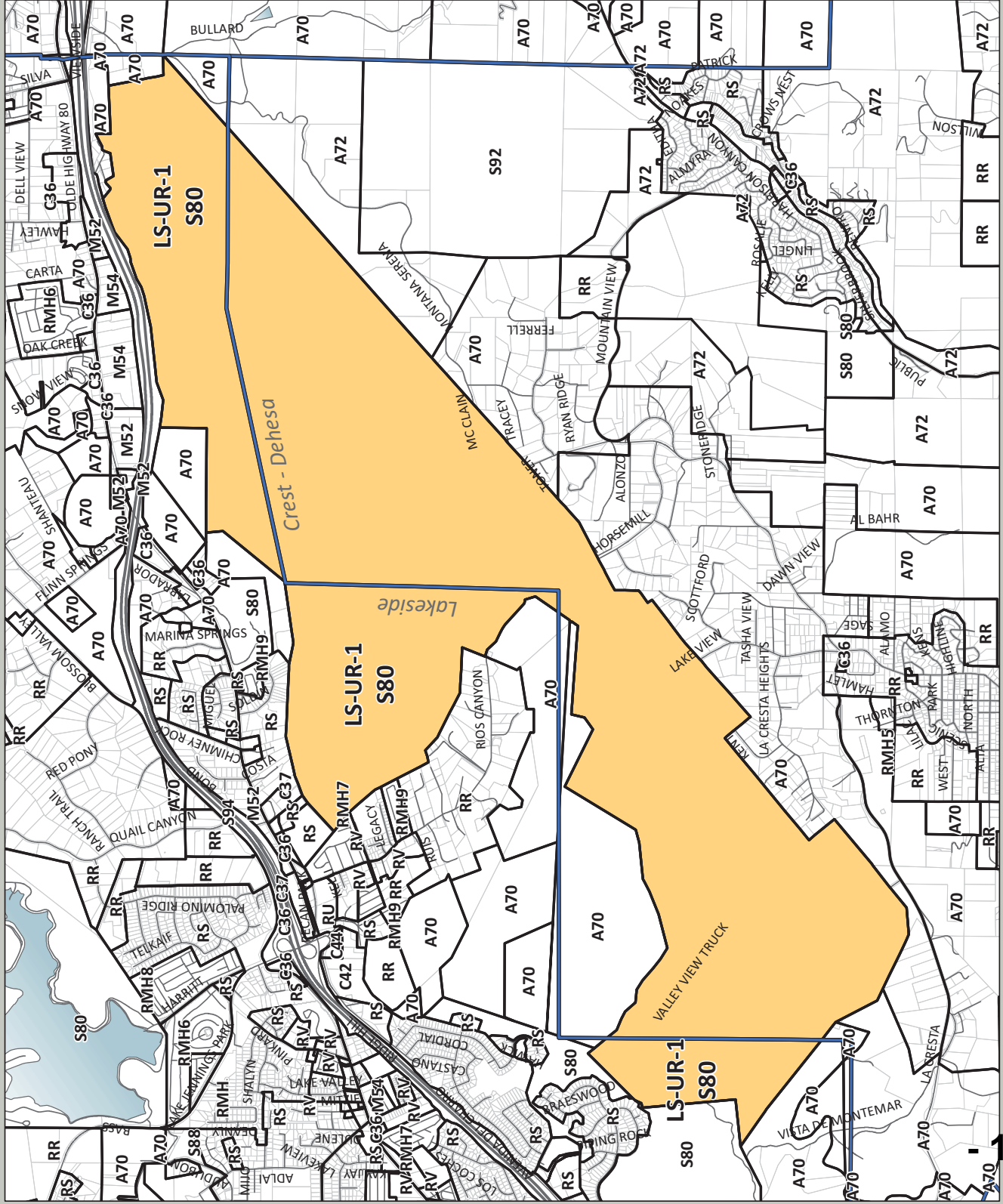
- Proposed Lot Size Regulations
 (Areas of Change)
- Existing Use Regulations
 (No Change)
- Assessor Parcels
- Planning Boundary
- Roads



Board of Supervisors Meeting
April 30, 2014






Section 6. LAKESIDE. Map LS UR1

- Proposed Use Regulations
 (Areas of Change)
- Existing Use Regulations
 (No Change)
- Assessor Parcels
- Planning Boundary
- Roads



**Board of Supervisors Meeting
April 30, 2014**

Section 7. LAKESIDE. Map LS LS1

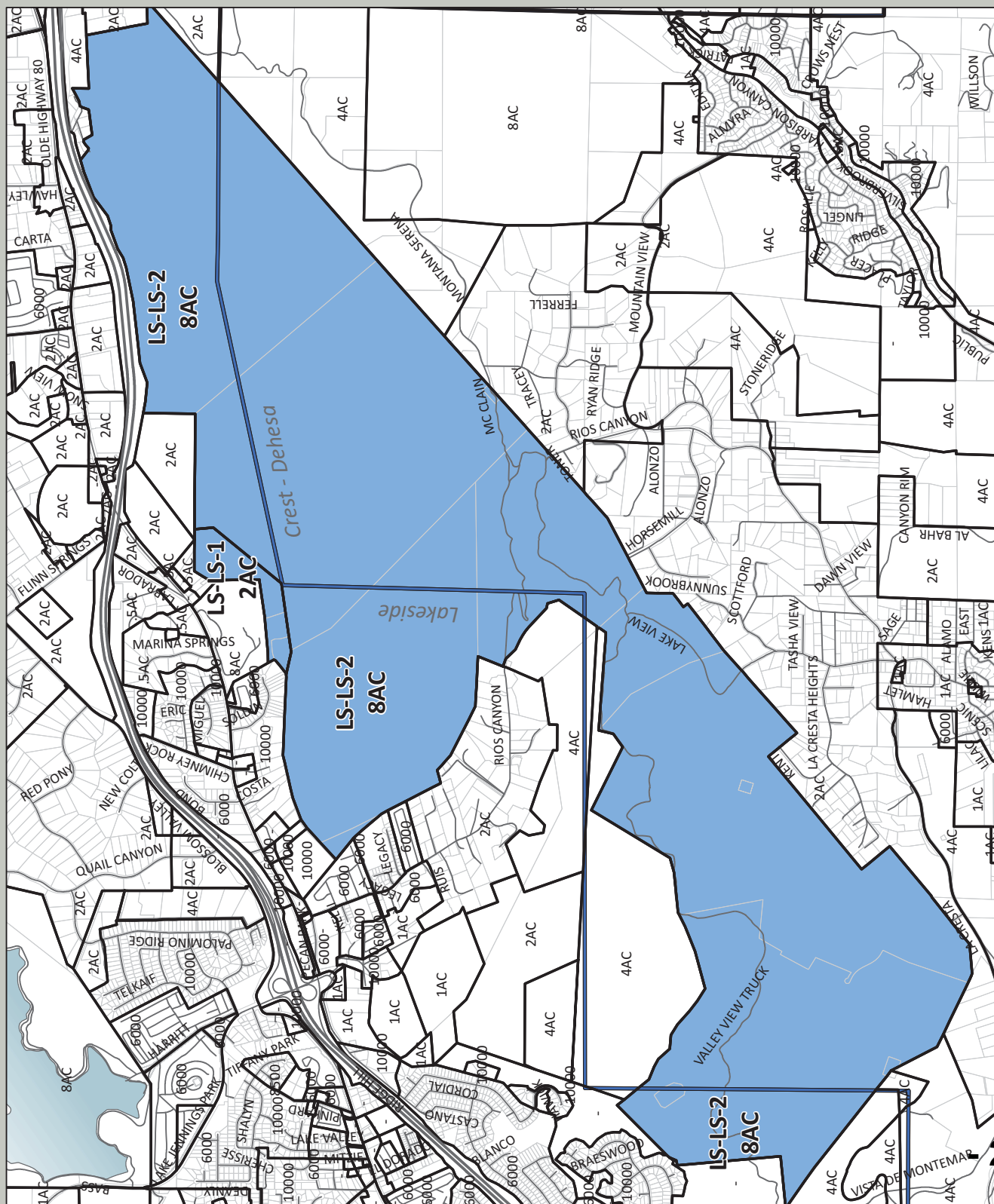
-  Proposed Lot Size Regulations
 (Areas of Change)
 Existing Use Regulations
 (No Change)
 Assessor Parcels
 Planning Boundary
 Roads



Regional Location Map








THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. The information is provided "as is" without any warranty, express or implied. The user assumes all responsibility for the use of the information. The user agrees to indemnify and hold harmless the provider of this information system which cannot be reproduced without the written permission of SNOGAS. This product may contain information reproduced with the permission granted by Intel, McAfee & Company, to SNOGAS. This map is copyright owned by Intel, McAfee & Company. It is unlawful to copy or reproduce the information in any form without the written permission of Intel, McAfee & Company. All Rights Reserved. For full text of this legal notice, please visit: <http://www.snogas.com/legal/NoWarranty.html>



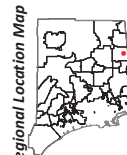
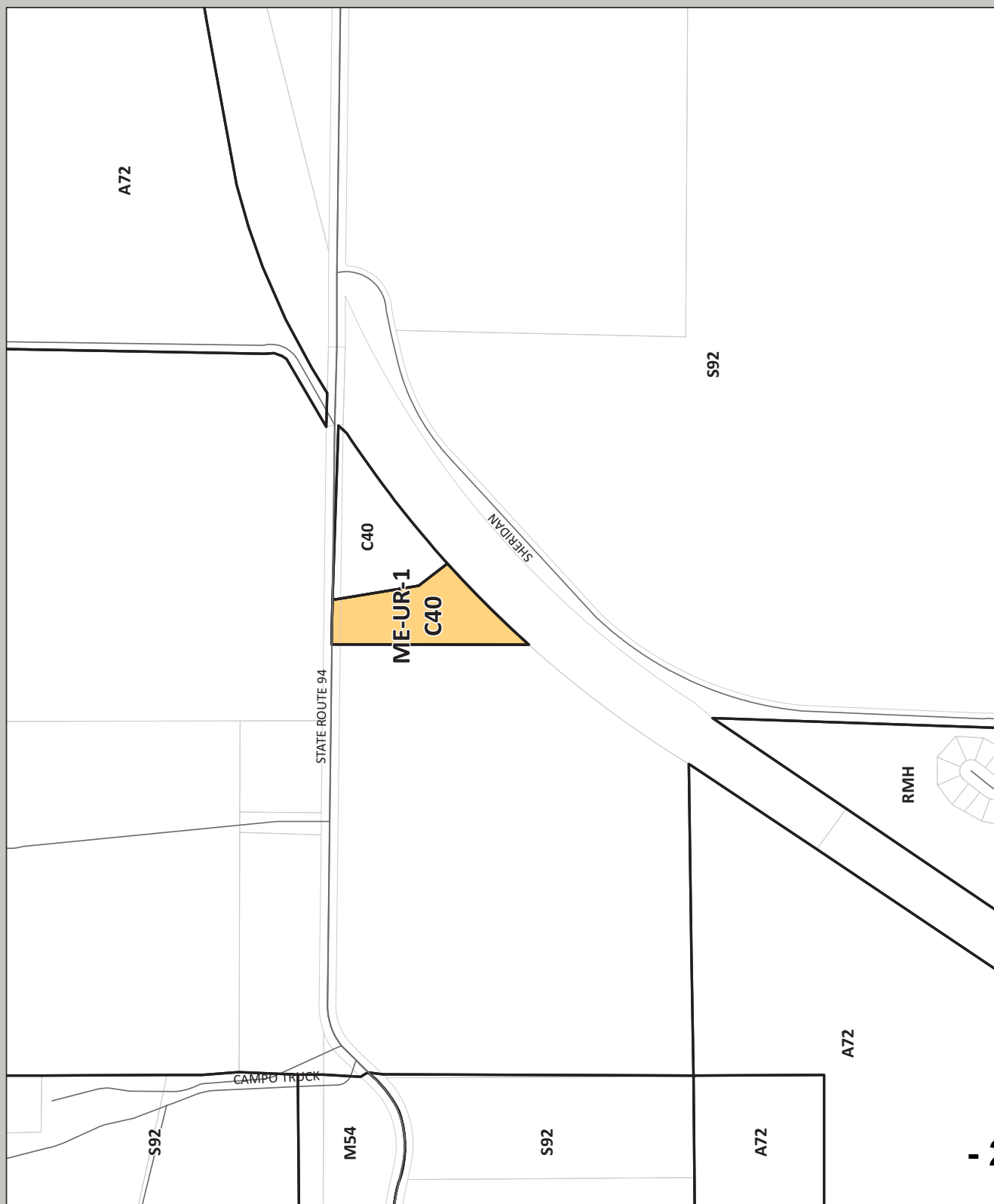
**Board of Supervisors Meeting
April 30, 2014**

Section 8. MOUNTAIN EMPIRE. Map ME UR1

-  Proposed Use Regulations
(Areas of Change)
 Existing Use Regulations
(No Change)
 Assessor Parcels
 Planning Boundary
 Roads








A vertical scale bar labeled "Feet" with markings at 0, 250, and 500. The bar is oriented vertically with the label "Feet" in the center. The markings are at the top (0), middle (250), and bottom (500).

[illegible]

Board of Supervisors Meeting

April 30, 2014

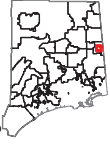
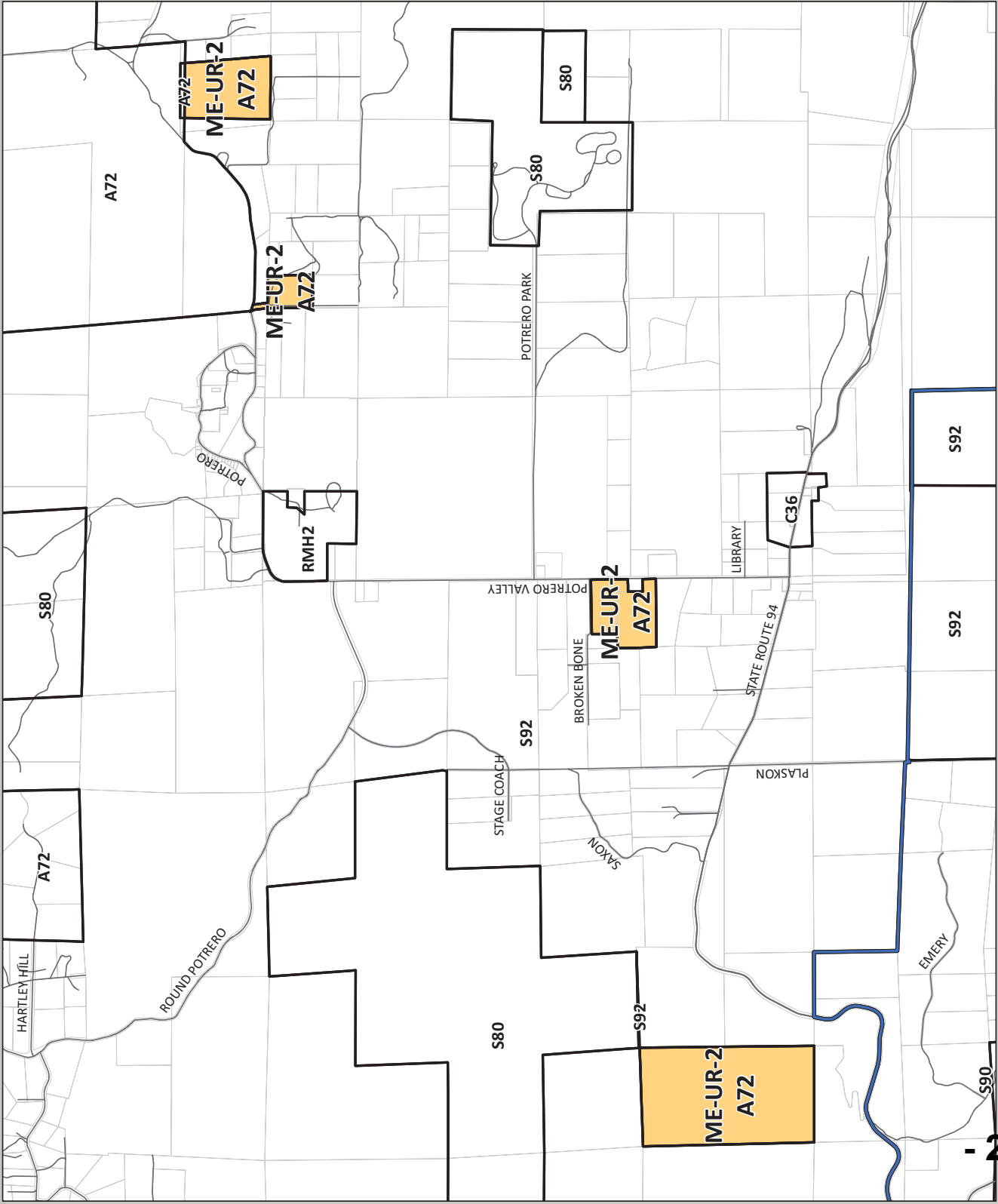
Section 8. MOUNTAIN EMPIRE. Map ME UR2

-  Proposed Use Regulations
 (Areas of Change)
 Existing Use Regulations
 (No Change)
 Assessor Parcels
 Planning Boundary
 Roads



A vertical scale bar labeled "Feet" with markings at 0, 950, and 1,900.

Regional Location Map

[illegible]

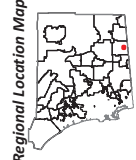
Board of Supervisors Meeting
April 30, 2014

Section 9. MOUNTAIN EMPIRE. Map ME LS1

- ☒ Proposed Lot Size Regulations
 (Areas of Change)
☐ Existing Use Regulations
 (No Change)
☐ Assessor Parcels
 — Roads

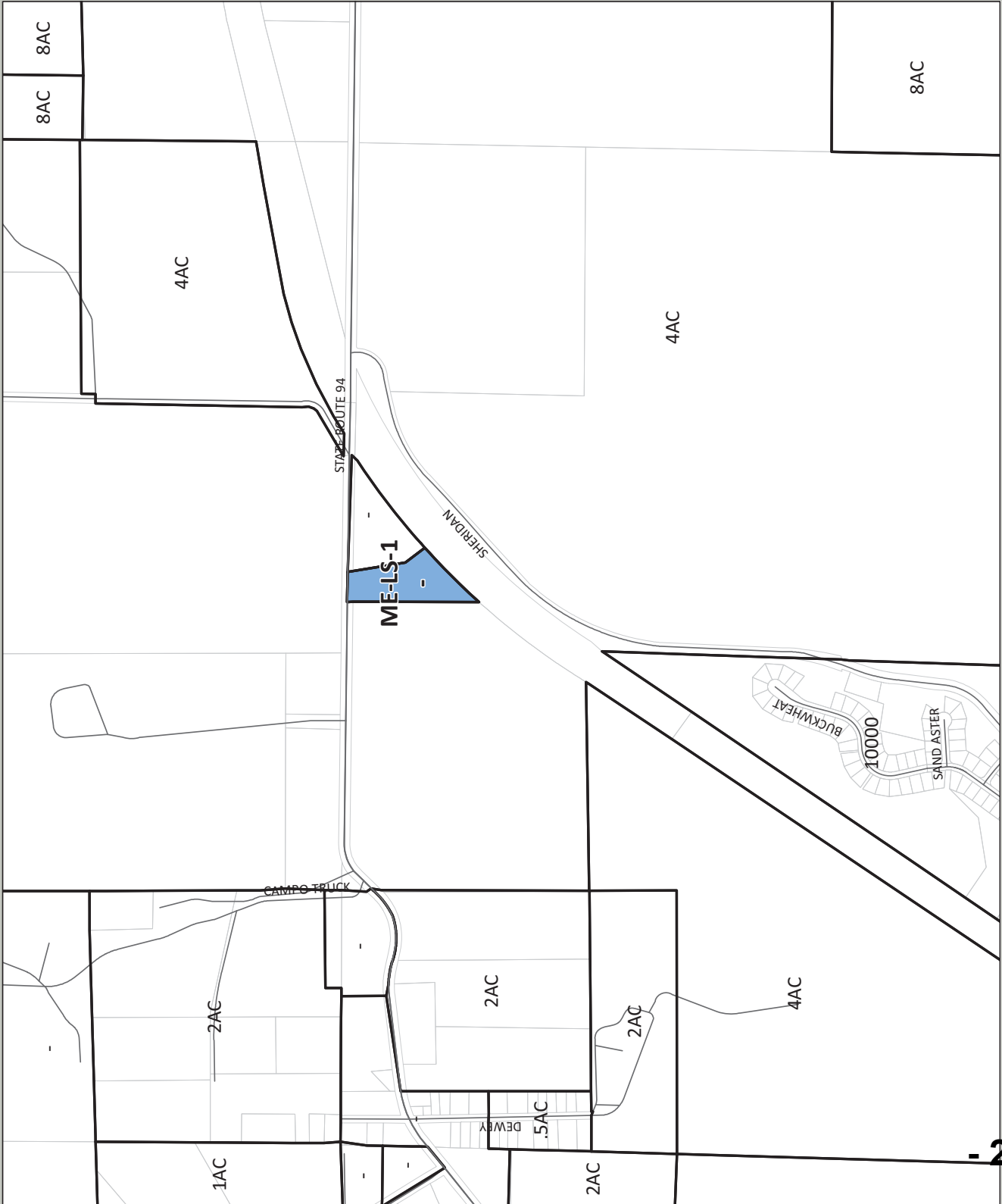


A vertical number line with tick marks at 0, 375, and 750. The word "Feet" is written vertically next to the line.



Regional Location Map

THIS MATERIAL IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Note: This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission granted by SANDAG and Alcatraz-Lucy & Company's Technology. This material contains confidential information of SANDAG and its subsidiaries and affiliates. All other rights are reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written permission of RANDACTIVITY & COMPANY.



**Board of Supervisors Meeting
April 30, 2014**

Section 10. MOUNTAIN EMPIRE. Map ME BT1

- ☒ Proposed Build Type Regulations
 (Areas of Change)
☐ Existing Use Regulations
 (No Change)
☐ Assessor Parcels
☒ Planning Boundary
 — Roads



A vertical scale bar labeled "Feet" with markings at 0, 250, and 500.



Regional Location Map







THIS MATERIAL IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. No information system may contain information from the SAGEQ. If used, this information system which cannot be reproduced without the written permission of SAGEQ. This product may contain information reproduced with permission granted by Intel Mobility & Company to SAGEQ. This is a product copyrighted by Intel Mobility & Company. It is unlawful to copy or reproduce all or any part of this product, in any form, for private use or resale, without the prior written permission of Intel Mobility & Company. For more information, please contact Copyright © SAGEQ 2012. All rights reserved. Full text of this legal notice can be found at: <http://www.sageq.com>. Notice: Intel



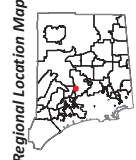
**Board of Supervisors Meeting
April 30, 2014**

Section 11. RAMONA. Map RM UR2

-  Proposed Use Regulations
(Areas of Change)
 Existing Use Regulations
(No Change)
 Assessor Parcels
 Roads

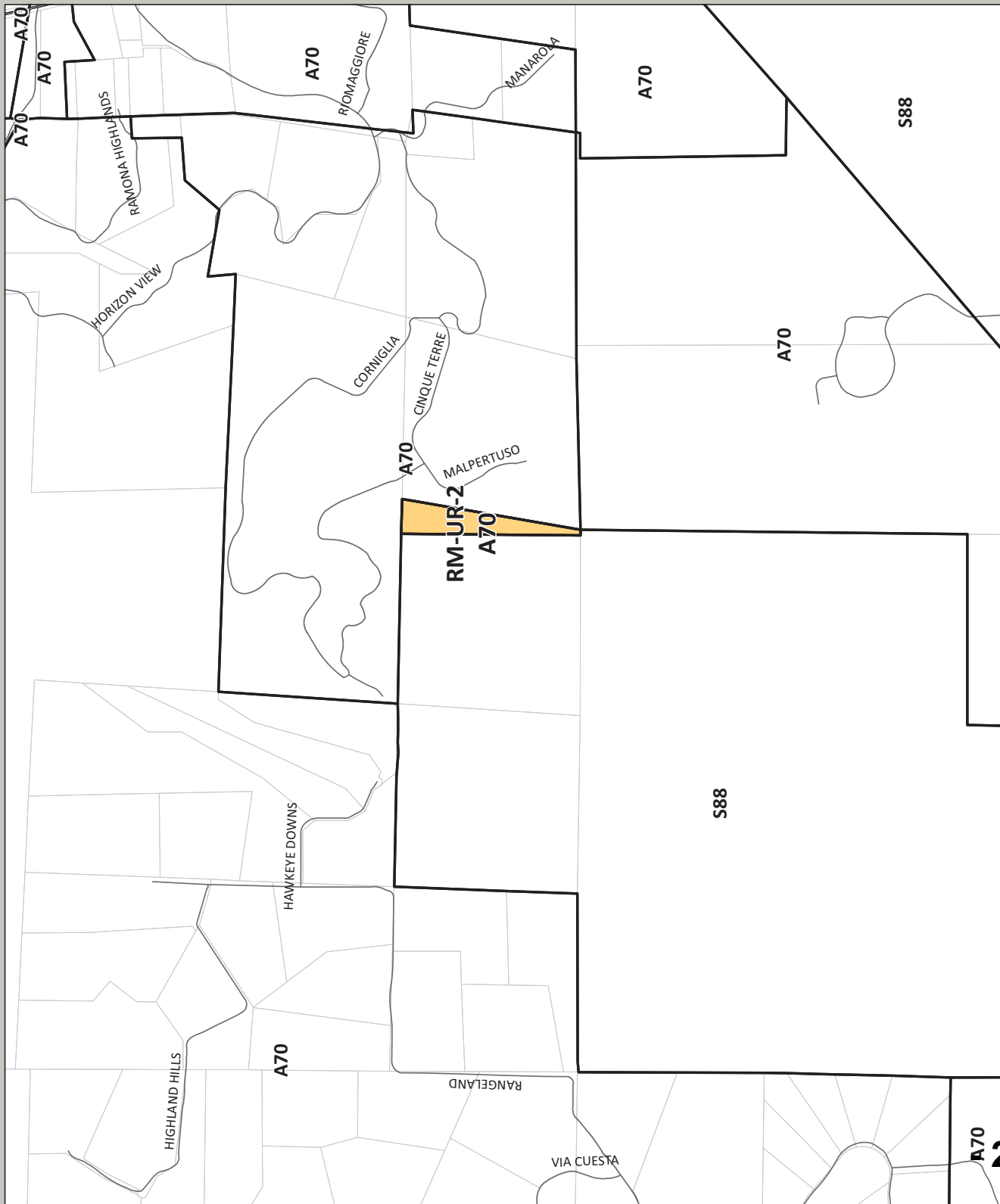


A vertical scale bar labeled "Feet" with markings at 0, 500, and 1,000.



Regional Location Map

THIS MATERIAL IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. This product may contain information derived from the SMOG Reg and Information System which cannot be reproduced without the written permission of SMOG. This product may contain information reproduced with permission granted by Intel, McAfee, & Company's i-SECIDS. This may include, but is not limited to, the following: i-SECIDS, i-SECIDS 2.0, i-SECIDS 3.0, i-SECIDS 4.0, i-SECIDS 5.0, i-SECIDS 6.0, i-SECIDS 7.0, i-SECIDS 8.0, i-SECIDS 9.0, i-SECIDS 10.0, i-SECIDS 11.0, i-SECIDS 12.0, i-SECIDS 13.0, i-SECIDS 14.0, i-SECIDS 15.0, i-SECIDS 16.0, i-SECIDS 17.0, i-SECIDS 18.0, i-SECIDS 19.0, i-SECIDS 20.0, i-SECIDS 21.0, i-SECIDS 22.0, i-SECIDS 23.0, i-SECIDS 24.0, i-SECIDS 25.0, i-SECIDS 26.0, i-SECIDS 27.0, i-SECIDS 28.0, i-SECIDS 29.0, i-SECIDS 30.0, i-SECIDS 31.0, i-SECIDS 32.0, i-SECIDS 33.0, i-SECIDS 34.0, i-SECIDS 35.0, i-SECIDS 36.0, i-SECIDS 37.0, i-SECIDS 38.0, i-SECIDS 39.0, i-SECIDS 40.0, i-SECIDS 41.0, i-SECIDS 42.0, i-SECIDS 43.0, i-SECIDS 44.0, i-SECIDS 45.0, i-SECIDS 46.0, i-SECIDS 47.0, i-SECIDS 48.0, i-SECIDS 49.0, i-SECIDS 50.0, i-SECIDS 51.0, i-SECIDS 52.0, i-SECIDS 53.0, i-SECIDS 54.0, i-SECIDS 55.0, i-SECIDS 56.0, i-SECIDS 57.0, i-SECIDS 58.0, i-SECIDS 59.0, i-SECIDS 60.0, i-SECIDS 61.0, i-SECIDS 62.0, i-SECIDS 63.0, i-SECIDS 64.0, i-SECIDS 65.0, i-SECIDS 66.0, i-SECIDS 67.0, i-SECIDS 68.0, i-SECIDS 69.0, i-SECIDS 70.0, i-SECIDS 71.0, i-SECIDS 72.0, i-SECIDS 73.0, i-SECIDS 74.0, i-SECIDS 75.0, i-SECIDS 76.0, i-SECIDS 77.0, i-SECIDS 78.0, i-SECIDS 79.0, i-SECIDS 80.0, i-SECIDS 81.0, i-SECIDS 82.0, i-SECIDS 83.0, i-SECIDS 84.0, i-SECIDS 85.0, i-SECIDS 86.0, i-SECIDS 87.0, i-SECIDS 88.0, i-SECIDS 89.0, i-SECIDS 90.0, i-SECIDS 91.0, i-SECIDS 92.0, i-SECIDS 93.0, i-SECIDS 94.0, i-SECIDS 95.0, i-SECIDS 96.0, i-SECIDS 97.0, i-SECIDS 98.0, i-SECIDS 99.0, i-SECIDS 100.0, i-SECIDS 101.0, i-SECIDS 102.0, i-SECIDS 103.0, i-SECIDS 104.0, i-SECIDS 105.0, i-SECIDS 106.0, i-SECIDS 107.0, i-SECIDS 108.0, i-SECIDS 109.0, i-SECIDS 110.0, i-SECIDS 111.0, i-SECIDS 112.0, i-SECIDS 113.0, i-SECIDS 114.0, i-SECIDS 115.0, i-SECIDS 116.0, i-SECIDS 117.0, i-SECIDS 118.0, i-SECIDS 119.0, i-SECIDS 120.0, i-SECIDS 121.0, i-SECIDS 122.0, i-SECIDS 123.0, i-SECIDS 124.0, i-SECIDS 125.0, i-SECIDS 126.0, i-SECIDS 127.0, i-SECIDS 128.0, i-SECIDS 129.0, i-SECIDS 130.0, i-SECIDS 131.0, i-SECIDS 132.0, i-SECIDS 133.0, i-SECIDS 134.0, i-SECIDS 135.0, i-SECIDS 136.0, i-SECIDS 137.0, i-SECIDS 138.0, i-SECIDS 139.0, i-SECIDS 140.0, i-SECIDS 141.0, i-SECIDS 142.0, i-SECIDS 143.0, i-SECIDS 144.0, i-SECIDS 145.0, i-SECIDS 146.0, i-SECIDS 147.0, i-SECIDS 148.0, i-SECIDS 149.0, i-SECIDS 150.0, i-SECIDS 151.0, i-SECIDS 152.0, i-SECIDS 153.0, i-SECIDS 154.0, i-SECIDS 155.0, i-SECIDS 156.0, i-SECIDS 157.0, i-SECIDS 158.0, i-SECIDS 159.0, i-SECIDS 160.0, i-SECIDS 161.0, i-SECIDS 162.0, i-SECIDS 163.0, i-SECIDS 164.0, i-SECIDS 165.0, i-SECIDS 166.0, i-SECIDS 167.0, i-SECIDS 168.0, i-SECIDS 169.0, i-SECIDS 170.0, i-SECIDS 171.0, i-SECIDS 172.0, i-SECIDS 173.0, i-SECIDS 174.0, i-SECIDS 175.0, i-SECIDS 176.0, i-SECIDS 177.0, i-SECIDS 178.0, i-SECIDS 179.0, i-SECIDS 180.0, i-SECIDS 181.0, i-SECIDS 182.0, i-SECIDS 183.0, i-SECIDS 184.0, i-SECIDS 185.0, i-SECIDS 186.0, i-SECIDS 187.0, i-SECIDS 188.0, i-SECIDS 189.0, i-SECIDS 190.0, i-SECIDS 191.0, i-SECIDS 192.0, i-SECIDS 193.0, i-SECIDS 194.0, i-SECIDS 195.0, i-SECIDS 196.0, i-SECIDS 197.0, i-SECIDS 198.0, i-SECIDS 199.0, i-SECIDS 200.0, i-SECIDS 201.0, i-SECIDS 202.0, i-SECIDS 203.0, i-SECIDS 204.0, i-SECIDS 205.0, i-SECIDS 206.0, i-SECIDS 207.0, i-SECIDS 208.0, i-SECIDS 209.0, i-SECIDS 210.0, i-SECIDS 211.0, i-SECIDS 212.0, i-SECIDS 213.0, i-SECIDS 214.0, i-SECIDS 215.0, i-SECIDS 216.0, i-SECIDS 217.0, i-SECIDS 218.0, i-SECIDS 219.0, i-SECIDS 220.0, i-SECIDS 221.0, i-SECIDS 222.0, i-SECIDS 223.0, i-SECIDS 224.0, i-SECIDS 225.0, i-SECIDS 226.0, i-SECIDS 227.0, i-SECIDS 228.0, i-SECIDS 229.0, i-SECIDS 230.0, i-SECIDS 231.0, i-SECIDS 232.0, i-SECIDS 233.0, i-SECIDS 234.0, i-SECIDS 235.0, i-SECIDS 236.0, i-SECIDS 237.0, i-SECIDS 238.0, i-SECIDS 239.0, i-SECIDS 240.0, i-SECIDS 241.0, i-SECIDS 242.0, i-SECIDS 243.0, i-SECIDS 244.0, i-SECIDS 245.0, i-SECIDS 246.0, i-SECIDS 247.0, i-SECIDS 248.0, i-SECIDS 249.0, i-SECIDS 250.0, i-SECIDS 251.0, i-SECIDS 252.0, i-SECIDS 253.0, i-SECIDS 254.0, i-SECIDS 255.0, i-SECIDS 256.0, i-SECIDS 257.0, i-SECIDS 258.0, i-SECIDS 259.0, i-SECIDS 260.0, i-SECIDS 261.0, i-SECIDS 262.0, i-SECIDS 263.0, i-SECIDS 264.0, i-SECIDS 265.0, i-SECIDS 266.0, i-SECIDS 267.0, i-SECIDS 268.0, i-SECIDS 269.0, i-SECIDS 270.0, i-SECIDS 271.0, i-SECIDS 272.0, i-SECIDS 273.0, i-SECIDS 274.0, i-SECIDS 275.0, i-SECIDS 276.0, i-SECIDS 277.0, i-SECIDS 278.0, i-SECIDS 279.0, i-SECIDS 280.0, i-SECIDS 281.0, i-SECIDS 282.0, i-SECIDS 283.0, i-SECIDS 284.0, i-SECIDS 285.0, i-SECIDS 286.0, i-SECIDS 287.0, i-SECIDS 288.0, i-SECIDS 289.0, i-SECIDS 290.0, i-SECIDS 291.0, i-SECIDS 292.0, i-SECIDS 293.0, i-SECIDS 294.0, i-SECIDS 295.0, i-SECIDS 296.0, i-SECIDS 297.0, i-SECIDS 298.0, i-SECIDS 299.0, i-SECIDS 300.0, i-SECIDS 301.0, i-SECIDS 302.0, i-SECIDS 303.0, i-SECIDS 304.0, i-SECIDS 305.0, i-SECIDS 306.0, i-SECIDS 307.0, i-SECIDS 308.0, i-SECIDS 309.0, i-SECIDS 310.0, i-SECIDS 311.0, i-SECIDS 312.0, i-SECIDS 313.0, i-SECIDS 314.0, i-SECIDS 315.0, i-SECIDS 316.0, i-SECIDS 317.0, i-SECIDS 318.0, i-SECIDS 319.0, i-SECIDS 320.0, i-SECIDS 321.0, i-SECIDS 322.0, i-SECIDS 323.0, i-SECIDS 324.0, i-SECIDS 325.0, i-SECIDS 326.0, i-SECIDS 327.0, i-SECIDS 328.0, i-SECIDS 329.0, i-SECIDS 330.0, i-SECIDS 331.0, i-SECIDS 332.0, i-SECIDS 333.0, i-SECIDS 334.0, i-SECIDS 335.0, i-SECIDS 336.0, i-SECIDS 337.0, i-SECIDS 338.0, i-SECIDS 339.0, i-SECIDS 340.0, i-SECIDS 341.0, i-SECIDS 342.0, i-SECIDS 343.0, i-SECIDS 344.0, i-SECIDS 345.0, i-SECIDS 346.0, i-SECIDS 347.0, i-SECIDS 348.0, i-SECIDS 349.0, i-SECIDS 350.0, i-SECIDS 351.0, i-SECIDS 352.0, i-SECIDS 353.0, i-SECIDS 354.0, i-SECIDS 355.0, i-SECIDS 356.0, i-SECIDS 357.0, i-SECIDS 358.0, i-SECIDS 359.0, i-SECIDS 360.0, i-SECIDS 361.0, i-SECIDS 362.0, i-SECIDS 363.0, i-SECIDS 364.0, i-SECIDS 365.0, i-SECIDS 366.0, i-SECIDS 367.0, i-SECIDS 368.0, i-SECIDS 369.0, i-SECIDS 370.0, i-SECIDS 371.0, i-SECIDS 372.0, i-SECIDS 373.0, i-SEC



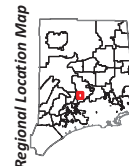
Board of Supervisors Meeting
April 30, 2014

Section 13. RAMONA. Map RM DN1

- Proposed Density Regulations
(Areas of Change)
- Existing Use Regulations
(No Change)
- Assessor Parcels
- Roads

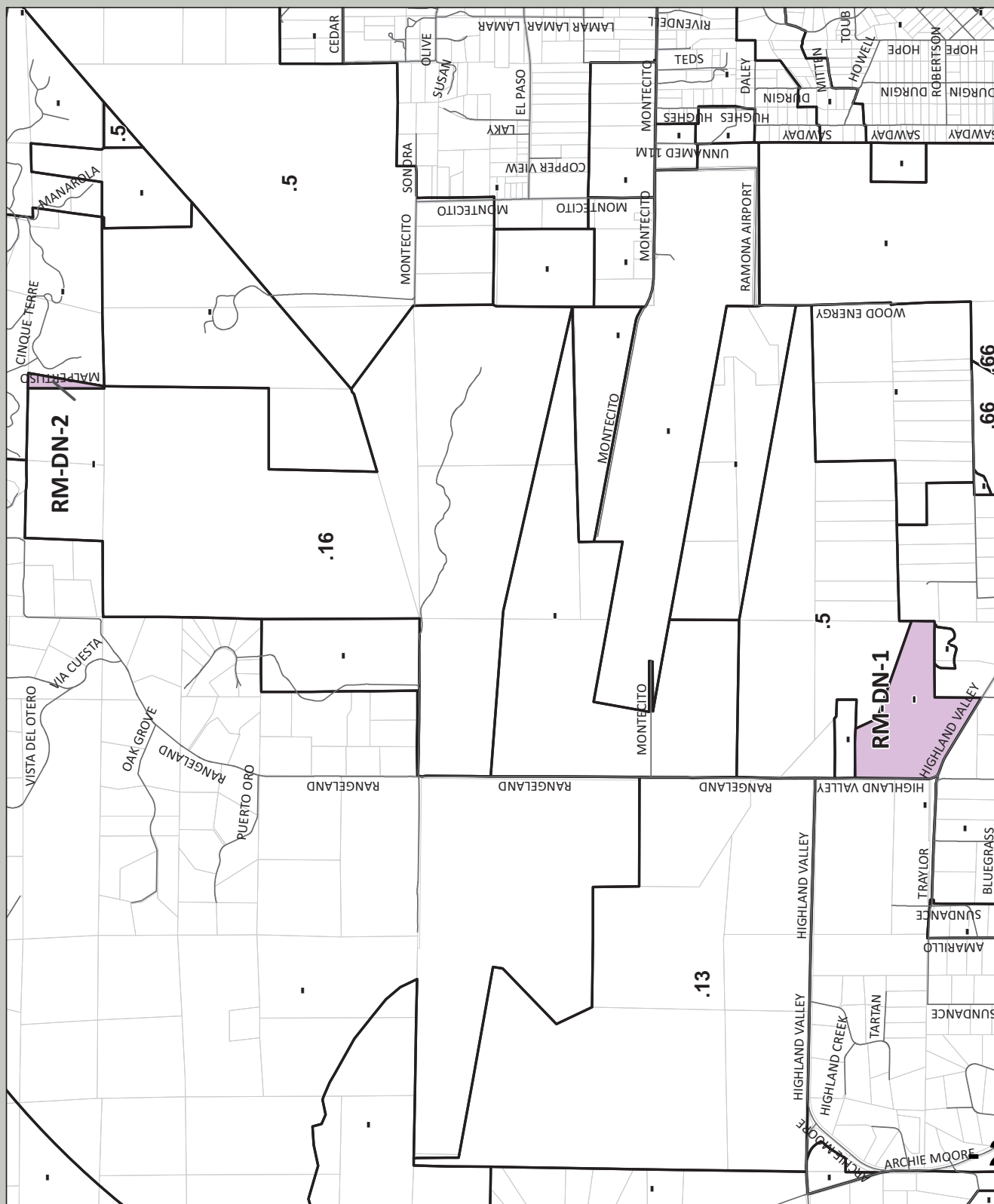


0 1,125 2,250
Feet







Regional Location Map

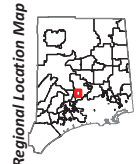
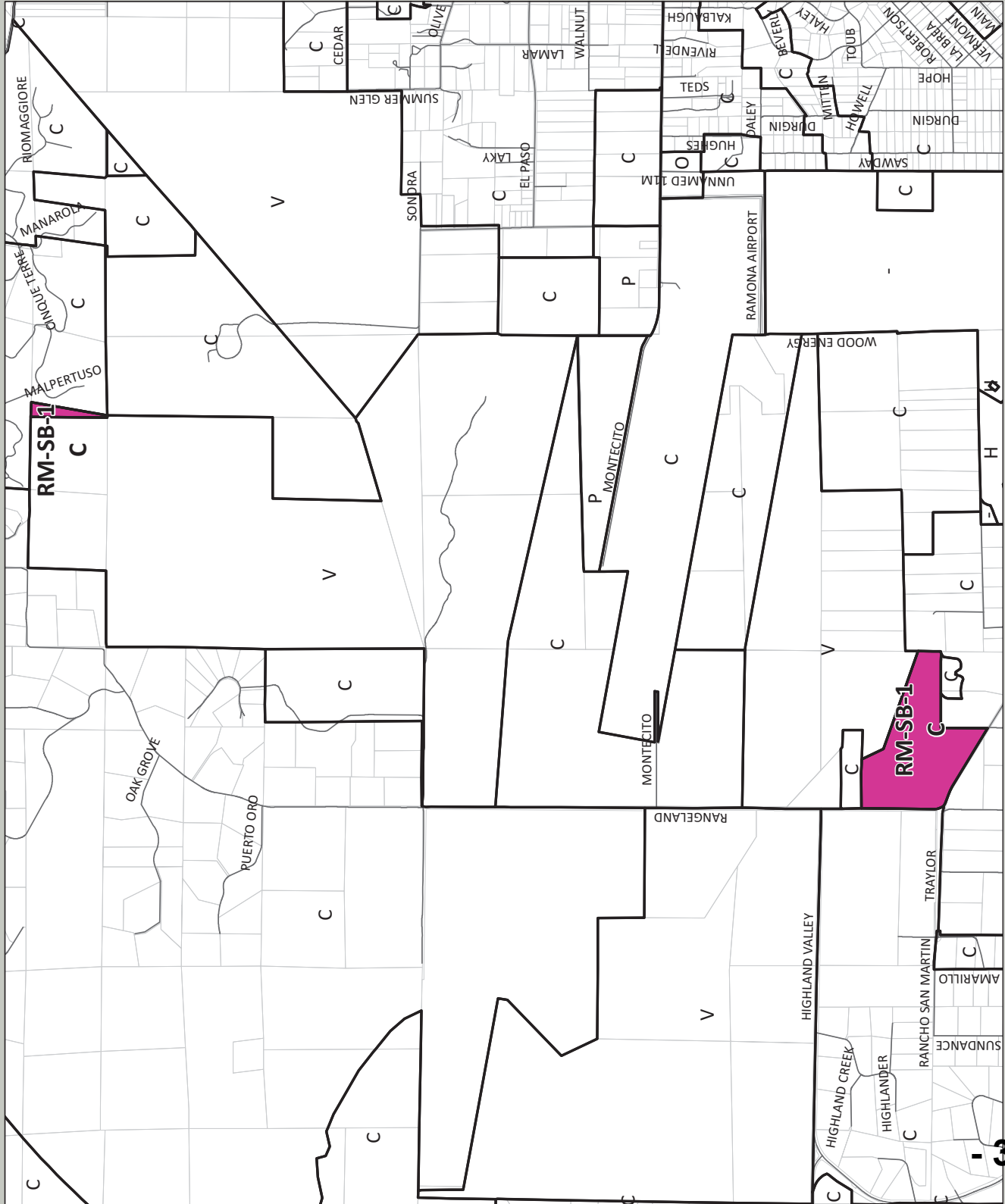
THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER WRITTEN OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Note, this product may contain information from the SANDOZ Global Fund of Information Systems (SANDOZ FIS), which is not reproduced without the written permission of SANDOZ FIS. This product may contain information reproduced with the permission of Rand McNally & Company, Inc. This map is copyrighted by Rand McNally & Company, Inc. It is unlawful to copy or reproduce in any form, or to transmit in any manner, or to use in any way, without the prior written permission of Rand McNally & Company, Inc. All rights reserved. Full text of the applicable license can be found at <http://www.randmc.com>.



Board of Supervisors Meeting
April 30, 2014





Section 15. RAMONA. Map RM SB1

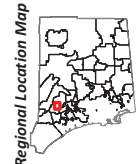
-  Proposed Setback Regulations
(Areas of Change)
 Existing Use Regulations
(No Change)
 Assessor Parcels
 Roads

[illegible]

Board of Supervisors Meeting
April 30, 2014

Section 16. VALLEY CENTER. Map VC UR1

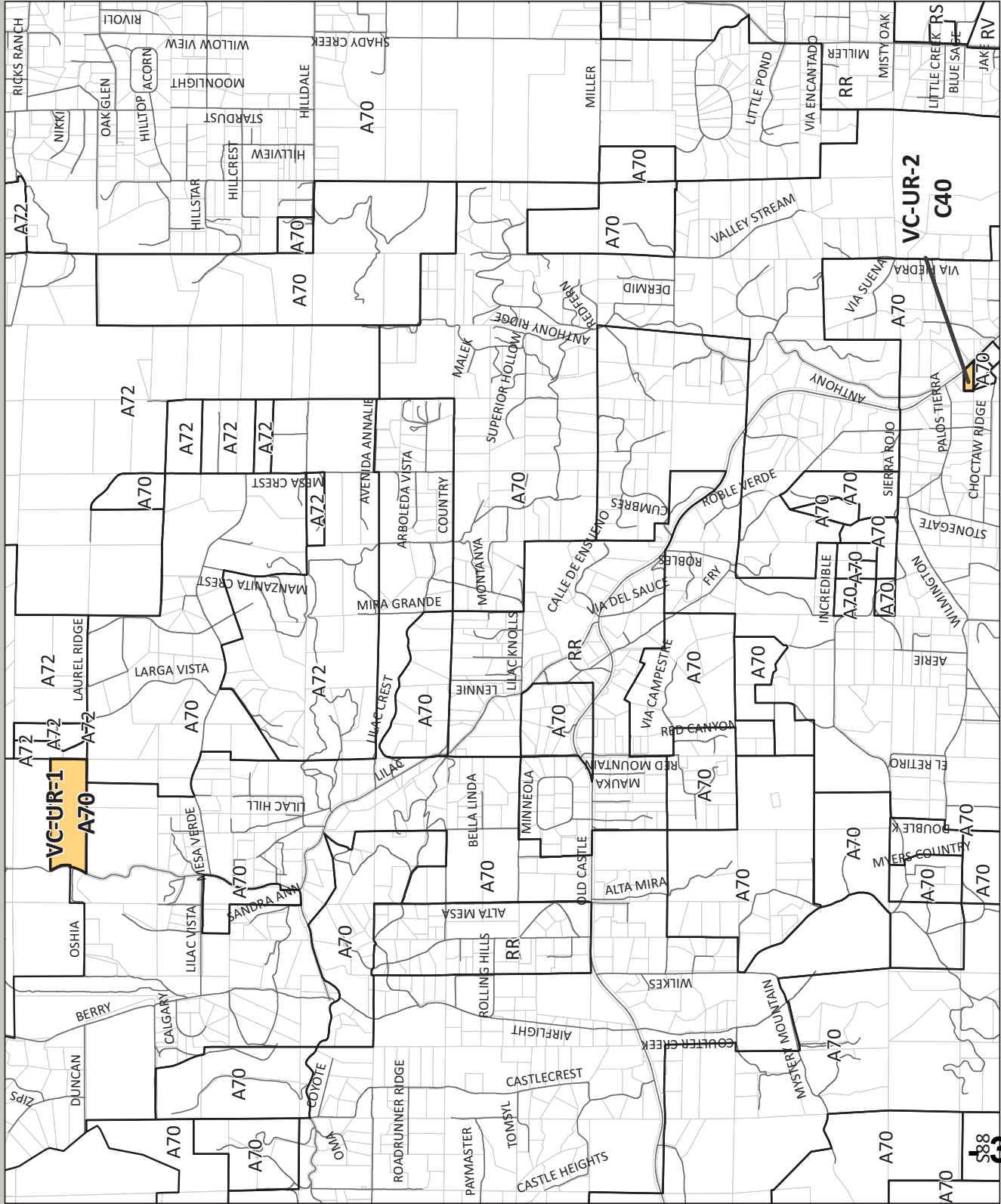
-  Proposed Use Regulations
(Areas of Change)
 Existing Use Regulations
(No Change)
 Assessor Parcels
 Roads



Regional Location Map

THIS MATERIAL IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER
EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED
WARRANTY OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR
PURPOSE. Note this product may contain information from the SANDAG
Regional Information System which cannot be reproduced without the written
permission of SANDAG. This product may contain information reproduced with
permission granted by Intel and McAfee eCompany to SANDAG. This map is
not a legal survey and, whether for personal use or resale, without the express
permission of Intel and McAfee eCompany.

Copyright © 2005 SANDAG. All Rights Reserved. Full text of this notice can
be found at: http://www.sandag.org/legal_notice.htm
Full text of this notice can also be found at:
http://www.sandag.org/legal_notice.htm



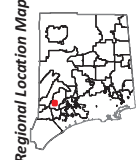
Board of Supervisors Meeting
April 30, 2014

Section 17. VALLEY CENTER. Map VC DN1

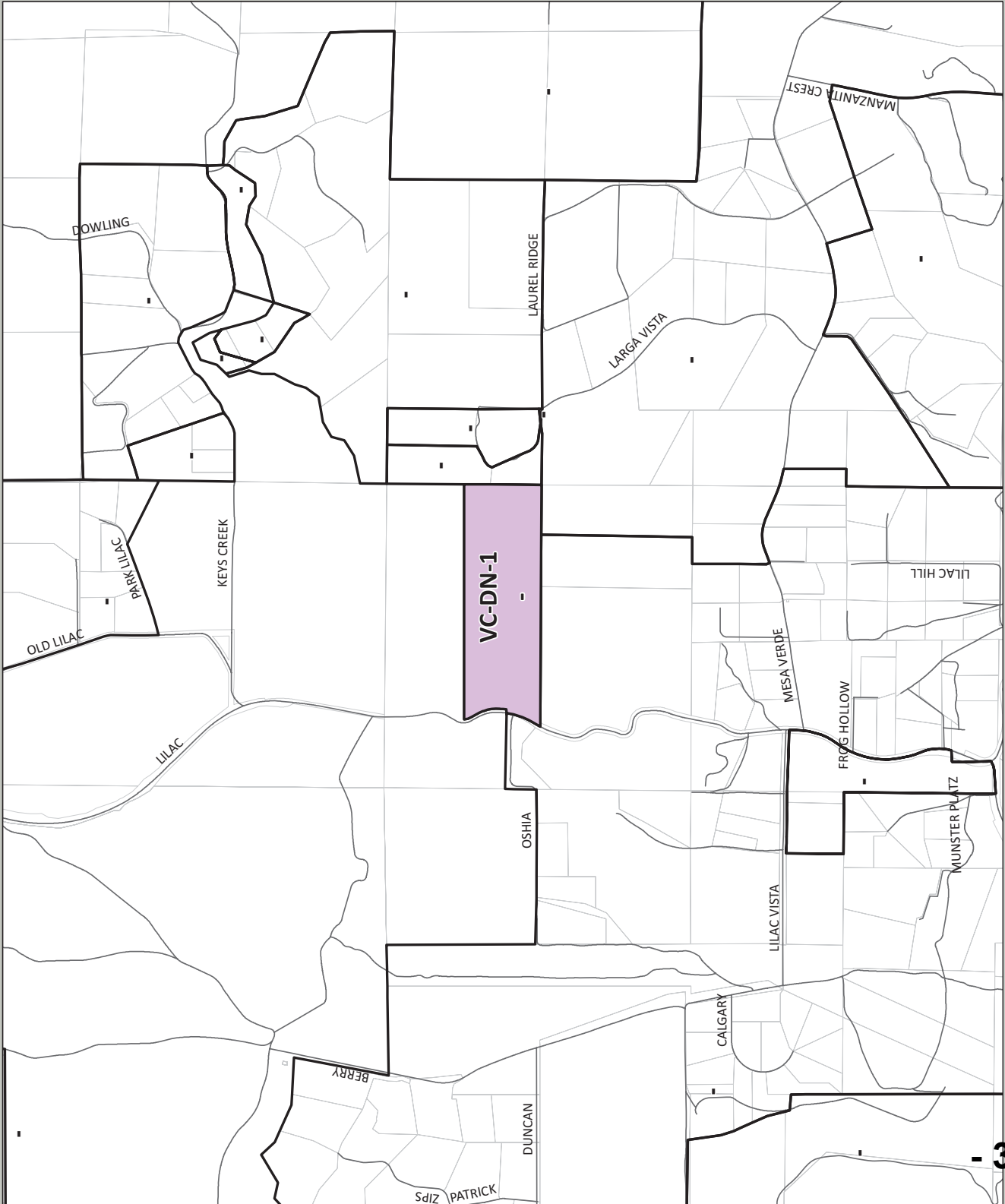
- Proposed Density Regulations
 (Areas of Change)
- Existing Use Regulations
 (No Change)
- Assessor Parcels
- Roads



0 600 1,200
 Feet



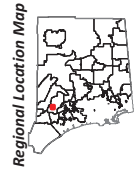
LEGEND
 THIS MAP/IMAGE IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER
 EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTIES
 OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.
 Regional Information Systems, Inc. ("RIS") is not responsible for the
 accuracy or completeness of the information contained herein. RIS
 makes no representation or warranty, expressed or implied, that the
 information is accurate, complete, or up-to-date. RIS is not liable for
 any errors or omissions, or for any consequences arising from the use
 of the information. RIS is not responsible for any third-party claims or
 damages, including attorney's fees, arising from the use of the
 information. RIS is not responsible for any loss of data or other
 damages arising from the use of the information. RIS is not
 responsible for any loss of profit or other damages arising from the
 use of the information. RIS is not responsible for any loss of
 data or other damages arising from the use of the information.
 Copyright 2013 RIS, Inc. All Rights Reserved. Full text of this legend can be
 found at: <http://www.risinc.com/legends.htm>
 Project: Valley Center, San Diego, CA
 Date: 10/10/13
 File: VC DN1 Map 10/10/13



Board of Supervisors Meeting
April 30, 2014

Section 18. VALLEY CENTER. Map VC LS1

- Proposed Lot Size Regulations
 (Areas of Change)
- Existing Use Regulations
 (No Change)
- Assessor Parcels
- Roads



LEGIS

THIS MAP/IMAGE IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER
 EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTIES
 OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.
 Regional Information Systems, Inc. ("RIS") is not responsible for any
 errors or omissions in this map/IMAGE. RIS is not responsible for any
 damages or losses, whether direct or indirect, arising from the use
 of any map/IMAGE, whether for personal or professional use. This map/IMAGE
 is provided "AS IS" and "WHERE IS". All rights are reserved. Full text of this legal notice can be
 found at: <http://www.legis.com>
 Copyright © 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3324, 3325, 3326, 3327, 3328, 3329, 3330, 3331, 3332, 3333, 3334, 3335, 3336, 3337, 3338, 3339, 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358, 3359, 3360, 3361, 3362, 3363, 3364, 3365, 3366, 3367, 3368, 3369, 3370, 3371, 3372, 3373, 3374, 3375, 3376, 3377, 3378, 3379, 3380, 3381, 3382, 3383, 3384, 3385, 3386, 3387, 3388, 3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455, 3456, 3457, 3458, 3459, 3460, 3461, 3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, 3483, 3484, 3485, 3486, 3487, 3488, 3489, 3490, 3491, 3492, 3493, 3494, 3495, 3496, 3497, 3498, 3499, 3500, 3501, 3502, 3503, 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3540, 3541, 3542, 3543, 3544, 3545, 3546, 3547, 3548, 3549, 3550, 3551, 3552, 3553, 3554, 3555, 3556, 3557, 3558, 3559, 3560, 3561, 3562, 3563, 3564, 3565, 3566, 3567, 3568, 3569, 3570, 3571, 3572, 3573, 3574, 3575, 3576, 3577, 3578, 3579, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 3589, 3590, 3591, 3592, 3593, 3594, 3595, 3596, 3597, 3598, 3599, 3600, 3601, 3602, 3603, 3604, 3605, 3606, 3607, 3608, 3609, 3610, 3611, 3612, 3613, 3614, 3615, 3616, 3617, 3618, 3619, 3620, 3621, 3622, 3623, 3624, 3625, 3626, 3627, 3628, 3629, 3630, 3631, 3632, 3633, 3634, 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3665, 3666, 3667, 3668, 3669, 3670, 3671, 3672, 3673, 3674, 3675, 3676, 3677, 3678, 3679, 3680, 3681, 3682, 3683, 3684, 3685, 3686, 3687, 3688, 3689, 3690, 3691, 3692, 3693, 3694, 3695, 3696, 3697, 3698, 3699, 3700, 3701, 3702, 3703, 3704, 3705, 3706, 3707, 3708, 3709, 3710, 3711, 3712, 3713, 3714, 3715, 3716, 3717, 3718, 3719, 3720, 3721, 3722, 3723, 3724, 3725, 3726, 3727, 3728, 3729, 3730, 3731, 3732, 3733, 3734, 3735, 3736, 3737, 3738, 3739, 3740, 3741, 3742, 3743, 3744, 3745, 3746, 3747, 3748, 3749, 3750, 3751, 3752, 3753, 3754, 3755, 3756, 3757, 3758, 3759, 3760, 3761, 3762, 3763, 3764, 3765, 3766, 3767, 3768, 3769, 3770, 3771, 3772, 3773, 3774, 3775, 3776, 3777, 3778, 3779, 3780, 3781, 3782, 3783, 3784, 3785, 3786, 3787, 3788, 3789, 3790, 3791, 3792, 3793, 3794, 3795, 3796, 3797, 3798, 3799, 3800, 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3808, 3809, 3810, 3811, 3812, 3813, 3814, 3815, 3816, 3817, 3818, 3819, 3820, 3821, 3822, 3823, 3824, 3825, 3826, 3827, 3828, 3829, 3830, 3831, 3832, 3833, 3834, 3835, 3836, 3837, 3838, 3839, 3840, 3841, 3842, 3843, 3844, 3845, 3846, 3847, 3848, 3849, 3850, 3851, 3852, 3853, 3854, 3855, 3856, 3857, 3858, 3859, 3860, 3861, 3862, 3863, 3864, 3865, 3866, 3867, 3868, 3869, 3870, 3871, 3872, 3873, 3874, 3875, 3876, 3877, 3878, 3879, 3880, 3881, 3882, 3883, 3884, 3885, 3886, 3887, 3888, 3889, 3890, 3891, 3892, 3893, 3894, 3895, 3896, 3897, 3898, 3899, 3900, 3901, 3902, 3903, 3904, 3905, 3906, 3907, 3908, 3909, 3910, 3911, 3912, 3913, 3914, 3915, 3916, 3917, 3918, 3919, 3920, 3921, 3922, 3923, 3924, 3925, 3926, 3927, 3928, 3929, 3930, 3931, 3932, 3933, 3934, 3935, 3936, 3937, 3938, 3939, 3940, 3941, 3942, 3943, 3944, 3945, 3946, 3947, 3948, 3949, 3950, 3951, 3952, 3953, 3954, 3955, 3956, 3957, 3958, 3959, 3960, 3961, 3962, 3963, 3964, 3965, 3966, 3967, 3968, 3969, 3970, 3971, 3972, 3973,

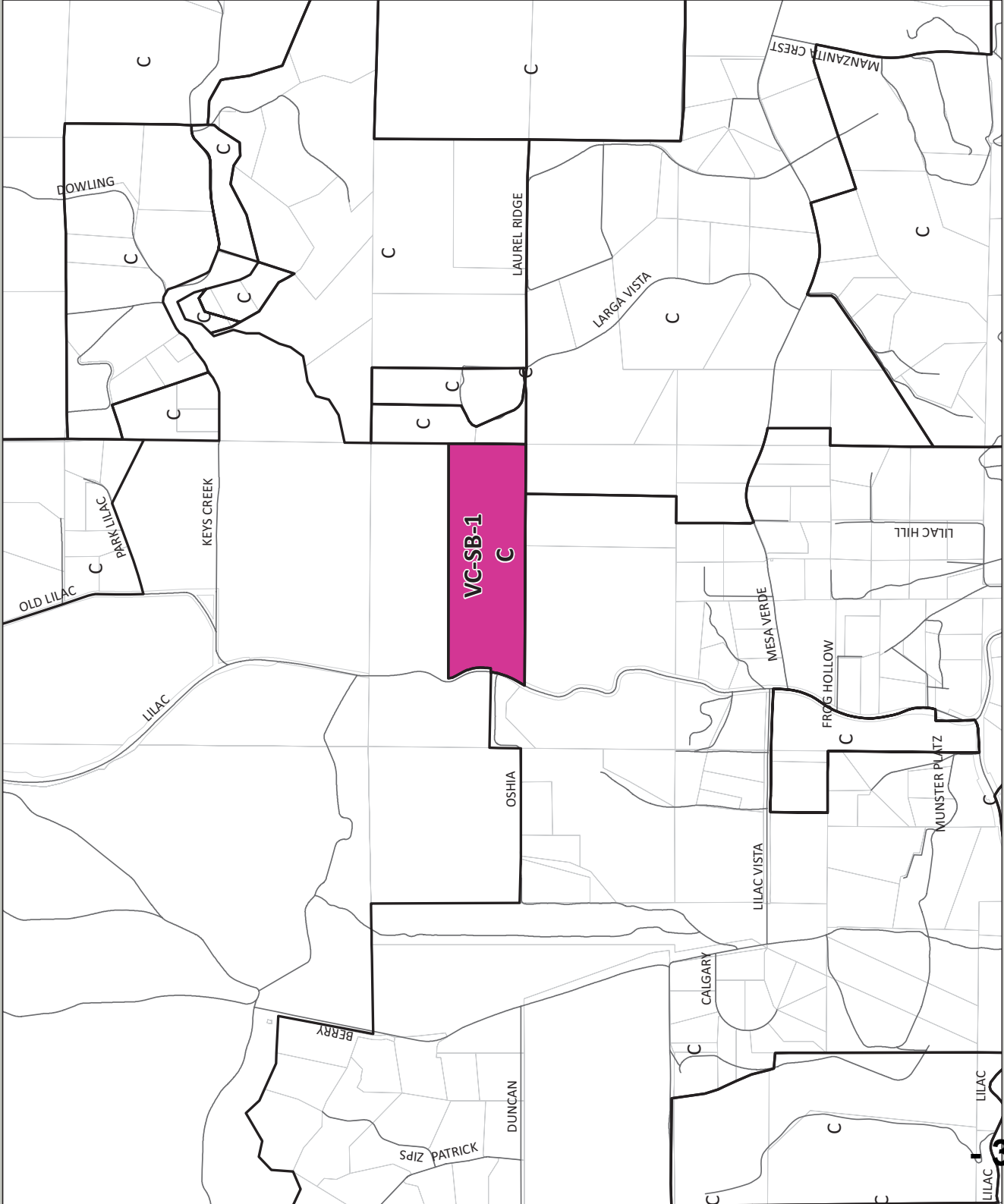
Board of Supervisors Meeting
April 30, 2014

Section 19. VALLEY CENTER. Map VC SB1

- Proposed Setback Regulations
 (Areas of Change)
- Existing Use Regulations
 (No Change)
- Assessor Parcels
- Roads



0 600 1,200
 Feet



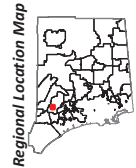
Board of Supervisors Meeting
April 30, 2014

Section 20. VALLEY CENTER. Map VC SR1

- Proposed Special Regulations
 (Areas of Change)
- Existing Use Regulations
 (No Change)
- Assessor Parcels
- Roads

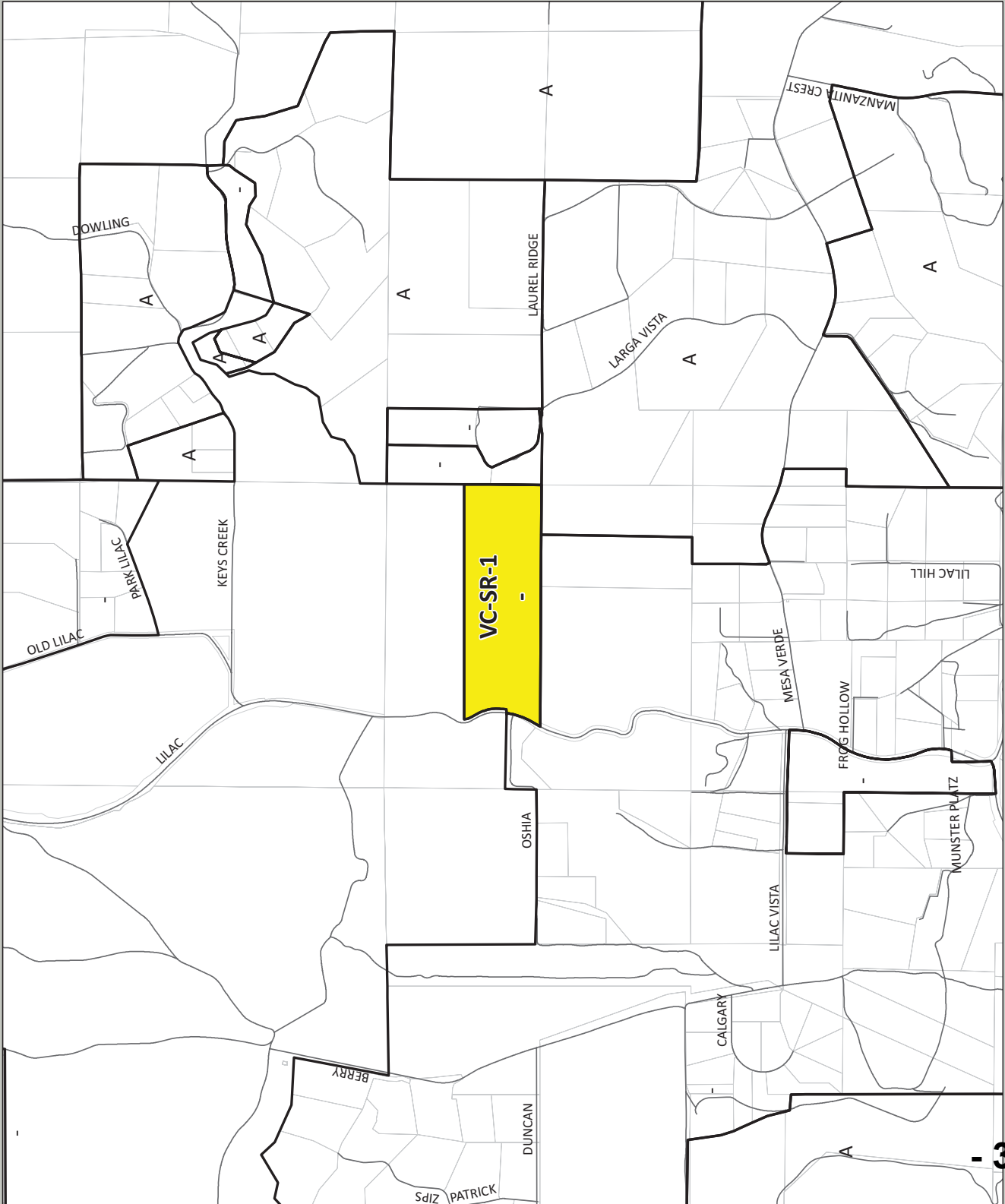


0 600 1,200
 Feet



Regional Location Map

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER
 EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE
 WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR
 PURPOSE. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE,
 INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF
 THIS MAP. THE USER AGREES TO HOLD THE COUNTY OF SAN DIEGO
 HARMLESS FROM ANY AND ALL SUCH DAMAGES. THIS MAP IS
 PROVIDED AS A SERVICE TO THE PUBLIC AND IS NOT TO BE USED FOR
 ANY OTHER PURPOSE. THE USER AGREES TO HOLD THE COUNTY OF
 SAN DIEGO HARMLESS FROM ANY AND ALL SUCH DAMAGES. THE
 USER AGREES TO HOLD THE COUNTY OF SAN DIEGO HARMLESS
 FROM ANY AND ALL SUCH DAMAGES. THE USER AGREES TO
 HOLD THE COUNTY OF SAN DIEGO HARMLESS FROM ANY AND
 ALL SUCH DAMAGES. THE USER AGREES TO HOLD THE
 COUNTY OF SAN DIEGO HARMLESS FROM ANY AND ALL SUCH
 DAMAGES. THE USER AGREES TO HOLD THE COUNTY OF
 SAN DIEGO HARMLESS FROM ANY AND ALL SUCH DAMAGES.
 Copyright © 2013 by the County of San Diego. All Rights Reserved.



Attachment B

Form of Ordinance
Zoning Classification

April 30, 2014

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN
DIEGO RELATED TO THE PROPERTY ZONING CLEANUP
2013

*Maps showing proposed changes to the
Zoning Ordinance are located at the link below:*

<http://www.sdcounty.ca.gov/pds/advance/zoningcleanup13.html>

ORDINANCE NO. _____ (NEW SERIES)**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY
WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE PROPERTY ZONING
CLEANUP 2013**

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. ALPINE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Alpine Zoning Density Changes Map attached hereto as Map AL DN1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
AL-DN-1	2	5.5

Section 2. COUNTY ISLANDS. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the County Islands Zoning Use Regulation Changes Map attached hereto as Map CI UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
CI-UR-1	RU	RC

Section 3. CREST DEHESA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Crest Dehesa Zoning Use Regulation Changes Map attached hereto as Map CD UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
CD-UR-1	S88	S80

Section 4. CREST DEHESA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Crest Dehesa Zoning Lot Size Changes Map attached hereto as Map CD LS1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
CD-LS-1	1AC	8AC

Section 5. FALLBROOK. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Fallbrook Zoning Building Type Changes Map attached hereto as Map FA BT1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
FA-BT-1	W	L
FA-BT-2	F	K

Section 6. LAKESIDE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Lakeside Zoning Use Regulation Changes Map attached hereto as Map LS UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
LS-UR-1	S88	S80
LS-UR-2	S88	A70

Section 7. LAKESIDE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Lakeside Zoning Lot Size Changes Map attached hereto as Map LS LS1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
LS-LS-1	1AC	2AC

Section 8. MOUNTAIN EMPIRE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Mountain Empire Zoning Use Regulation Changes Maps attached hereto as Map ME UR1 and Map ME UR2 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
ME-UR-1	S92	C40
ME-UR-2	S92	A70

ME-UR-1 Special Circumstances Findings

The zoning classification use regulation change from S92 General Rural to C40 Rural Commercial in area ME-UR-1 is found to be a consistent use regulation in the RL-40 land use designation of the General Plan at this location as shown on Map ME UR1, because pursuant to Zoning Ordinance Section 2072, the use regulation meets with the following findings:

- a. The C40 Rural Commercial use regulation is consistent with the Mountain Empire Subregional plan. The existing C40 Rural Commercial area was consistent and the expansion area is consistent with the commercial uses in the community.
- b. The C40 Rural Commercial use regulation is consistent with the adjacent Rural Commercial designated land under the same ownership and may be applied under special circumstances in all of the land use designations that border the subject parcel.
- c. The C40 Rural Commercial use regulation is compatible with the surrounding land uses with consideration given to:
 1. Density or intensity of potential uses; The potential use is an expansion of the existing Motor Transportation Museum on the adjacent C40 zoned area. Therefore, there will be no increase in density or intensity with the minor expansion of the museum site.
 2. Availability of public facilities, services and utilities; The same public facilities, services and utilities are available as exist on the current museum site, no expansion of these uses or additional availability is necessary, existing services and utilities will serve the site.
 3. Harmony with the neighborhood character; The museum already presently exists, an expansion of the museum site will not impact neighborhood character.
 4. Capacity and character of surrounding streets; Only one public road serves the parcel. The expansion of the museum site may generate a minor increase in traffic to the parcel, however there will be no impacts to the existing capacity or character of the public road.
 5. Any other relevant impact; No other impacts are anticipated which would affect compatibility.
- d. A General Plan Amendment to the Rural Commercial land use designation allowing for the use regulation to be consistent for this property is determined to be infeasible after consideration of the General Plan and Community Plan.
- e. Additionally, it has been determined by the Department that there is a demonstrated need for the potential uses of an expanded museum site and there is no additional land zoned C40 Rural Commercial in this area of the community which could be used for an expanded museum site. The application of the C40 Rural Commercial use regulation would not result in a scarcity of the use regulation in the community planning area.

Section 9. MOUNTAIN EMPIRE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Mountain Empire Zoning Lot Size Changes Map attached hereto as Map ME LS1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
ME-LS-1	4AC	-

Section 10. MOUNTAIN EMPIRE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Mountain Empire Zoning Building Type Changes Map attached hereto as Map ME BT1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
ME-BT-1	C	W

Section 11. RAMONA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Zoning Use Regulation Changes Map attached hereto as Maps RM UR1 and RM UR2 as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
RM-UR-1	A70	S80
RM-UR-2	S88	A70
RM-UR-3	S88	S80

Section 12. RAMONA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Zoning Animal Regulation Changes Map attached hereto as Map RM AR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Animal Regulation Changes

Sub-Area No.	Old	New
RM-AR-1	O	L

Section 13. RAMONA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Zoning Density Changes Map attached hereto as Map RM DN1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
RM-DN-1	.5	-
RM-DN-2	.16	-

Section 14. RAMONA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Zoning Lot Size Changes Map attached hereto as Map RM LS1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
RM-LS-1	-	4AC
RM-LS-2	-	8AC

Section 15. RAMONA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Zoning Setback Changes Map attached hereto as Map RM SB1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
RM-SB-1	V	C

Section 16. VALLEY CENTER. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Valley Center Zoning Use Regulation Changes Map attached hereto as Map VC UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
VC-UR-1	S88	A70
VC-UR-2	A70	C40

Section 17. VALLEY CENTER. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Valley Center Zoning Density Changes Map attached hereto as Map VC DN1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
VC-DN-1	.25	-

Section 18. VALLEY CENTER. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Valley Center Zoning Lot Size Changes Map attached hereto as Map VC LS1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
VC-LS-1	1AC	2AC

Section 19. VALLEY CENTER. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Valley Center Zoning Setback Changes Map attached hereto as Map VC SB1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
VC-SB-1	V	C

Section 20. VALLEY CENTER. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Valley Center Zoning Special Area Regulation Changes Map attached hereto as Map VC SR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
VC-SR-1	P	-

Section 21. Effective Date. This Ordinance shall take effect and be in force 30 days after the date of its passage, and before the expiration of 15 days after its passage, a summary shall be published once with the names of the members voting for and against the same in the _____, a newspaper of general circulation published in the County of San Diego.

Attachment C

Environmental Documentation



MARK WARDLAW
Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

DARREN GRETLER
Assistant Director

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcountry.ca.gov/pds

**AN ADDENDUM TO THE PREVIOUSLY CERTIFIED PROGRAM ENVIRONMENTAL IMPACT
REPORT FOR THE COUNTY OF SAN DIEGO GENERAL PLAN UPDATE
(SCH 2002111067)**

**FOR PURPOSES OF CONSIDERATION OF
THE PROPERTY SPECIFIC ZONING CLEAN-UP 2013,
REZ 13-004; POD 13-014**

April 30, 2014

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent or supplemental EIR have occurred.

Introduction

There are some changes and additions, which need to be included in an Addendum to the previously certified Program EIR for the County of San Diego General Plan Update to accurately cover the new project in accordance with CEQA Guidelines Section 15164(a). These modifications would not involve substantial changes in the magnitude of impacts identified in the Program EIR and would not create new potentially significant impacts that would require new mitigation.

Background

On August 3, 2011, the County of San Diego Board of Supervisors adopted a comprehensive update to the County of San Diego General Plan. The General Plan provides a framework for land use and development decisions in the unincorporated County, consistent with an established community vision. The General Plan Land Use Maps set the Land Use designations, and corresponding densities, for all of the land in the unincorporated County. A Program EIR for the County's General Plan Update, Environmental Review Number 02-ZA-00, State Clearing House Number 2002111067, was certified by the Board of Supervisors on August 3, 2011.

Staff and the Board of Supervisors anticipated that unforeseen inconsistencies and mapping errors, along with changed circumstances, would emerge during plan implementation that would require correction in zoning. For minor changes, efficiencies can be achieved by grouping the changes and processing them in a batch. By adopting a formal approach to such a review, certainties and assurances can also be achieved in the process. Therefore, at the time of the adoption of the General Plan Update, the Board of Supervisors directed staff to bring forward a zoning 'cleanup' regularly in the form of a rezone. This cleanup rezone is the second to be processed since the adoption of the updated General Plan in 2011.

Project Changes

Similar to the General Plan Update, the Property Specific Zoning Cleanup includes changes that multiple changes in the unincorporated County of San Diego. This cleanup includes changes to the use regulations, lot size, building type and other parts of zoning, more information may be found at: <http://www.sdcountry.ca.gov/pds/advance/zoningcleanup13.html>

The cleanup process is only meant to be used for minor changes in zoning that comply with the General Plan and that do not result in additional environmental impacts. As discussed in detail in Attachment C2: Environmental Review Checklist Form, the modifications would not involve substantial changes in the magnitude of impacts identified in the General Plan Update Program EIR, and would not create new potentially significant impacts that would require additional mitigation.

Attachments

- Environmental Review Checklist Form



MARK WARDLAW
Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

DARREN GRETLER
Assistant Director

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/pds

April 30, 2014

**Environmental Review Checklist Form for Projects with Previously
Approved Environmental Documents**

**For Purposes of Consideration of the 2013 Property Zoning Clean-Up;
REZ 13-004; POD 13-014**

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. These environmental findings have been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the Property Zoning Clean-Up, REZ 13-004.

1. Background on the previously certified EIR:

A Program EIR for the County's General Plan Update, Environmental Review Number 02-ZA-00, State Clearing House Number 2002111067, was certified by the Board of Supervisors on August 3, 2011. The certified Program EIR evaluated potentially significant effects for the following environmental areas of potential concern: 1) Aesthetics; 2) Agricultural Resources; 3) Air Quality; 4) Biological Resources; 5) Cultural and Paleontological Resources; 6) Geology and Soils; 7) Hazards and Hazardous Materials; 8) Hydrology and Water Quality; 9) Land Use and Planning; 10) Mineral Resources; 11) Noise; 12) Population and Housing; 13) Public Services; 14) Recreation; 15) Transportation and Traffic; 16) Utilities and Service Systems, and 17) Climate Change.

Of these seventeen environmental subject areas, it was determined that only Geology/Soils and Population/Housing would not involve potentially significant impacts. The remaining environmental issues evaluated included impacts that would be significant and unavoidable with the exception of the following four subject areas in which all impacts would be mitigated below a level of significance: Cultural and Paleontological Resources, Land Use and Planning, Recreation, and Climate Change. For those areas in which environmental impacts will remain significant and unavoidable, even with the implementation of mitigation measures, overriding considerations exist which make the impacts acceptable. The previously certified Program EIR is available at <http://www.sdcounty.ca.gov/pds/gpupdate/environmental.html>

2. Lead agency name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

- a. Contact: Carl Stiehl, Project Manager
- b. Phone number: (858) 694-2216
- c. E-mail: carl.stiehl@sdcounty.ca.gov

3. Project applicant's name and address:

County of San Diego
Planning & Development Services
5510 Overland Ave., Suite 310
San Diego, CA 92123

4. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES

☒

NO

☐

As part of the August 3, 2011 adoption of the General Plan Update (GPU), the County Board of Supervisors directed staff to bring forward regular zoning cleanups as part of the GPU Implementation Plan. It was anticipated that ongoing zoning updates would be needed to ensure zoning consistency with the General Plan land use designations approved with the General Plan Update. The cleanups are intended to provide a mechanism to correct any errors or discrepancies discovered during the Plan's implementation or to allow for build out of the plan. This is the second zoning cleanup processed since the adoption of the GPU.

Zoning Maps

The current project is a cleanup rezone that includes changes to the zoning of specific properties to ensure consistency with the goals and policies of the General Plan, to incorporate minor property owner requests, to correct minor oversights and omissions and to correct inconsistent zoning on public lands. Specifically, the zoning changes include a total of 44 parcels, affecting 3,075 acres. The zoning changes are located in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest-Dehesa, County Islands, Alpine and Mountain Empire. The zoning changes mainly fall into the following categories:

- Use Regulation changes
- Lot Size changes
- Building Type changes

5. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> NONE | | |
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology & Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Haz Materials | <input type="checkbox"/> Hydrology & Water Quality |
| <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities & Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- ☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR is adequate upon completion of an ADDENDUM.
- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

Signature

Carl Stiehl
Printed Name

April 30, 2014

Date

**Land Use/
Environmental Planner II**
Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES
☐

NO
☒

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to aesthetics, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. Regarding the sub-categories of visual character or quality and light or glare, although impacts would not be greater than those analyzed in the General Plan EIR, project impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable, consistent with the General Plan EIR.

II. AGRICULTURE AND FORESTRY RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES
☐

NO
☒

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to agriculture and forestry resources, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. Changes proposed in the project would not result in additional significant impacts or substantially more severe environmental effects to agriculture and forestry resources, beyond those analyzed in the General Plan EIR. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. Regarding the sub-categories of conversion of agricultural resources and indirect conversion of agricultural resources, although impacts would not be greater than those analyzed in the General Plan EIR, impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

III. AIR QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES
☐

NO
☒

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the

General Plan Land Use designations and policies, the project would not result in an increase in development potential.

The San Diego Air Pollution Control District (APCD) is responsible for developing and implementing the Regional Air Quality Strategy (RAQS) for attainment and maintenance of the ambient air quality standards in the San Diego Air Basin. The current RAQS and State Implementation Plan (SIP) are based on projections for residential, commercial, industrial, and recreational land uses contained in the previous General Plan. The existing General Plan would accommodate less growth than the previous General Plan. The project would be considered consistent with the underlying growth forecasts in the RAQS and SIP. Additionally, future development occurring on the properties associated with the project would be required to be consistent with the emission reduction strategies in the RAQS and the SIP.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to air quality, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. Changes proposed in the project would not result in additional significant impacts or substantially more severe environmental effects to air quality, beyond those analyzed in the General Plan EIR. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. Regarding the sub-categories of air quality violations, non-attainment criteria pollutants, and sensitive receptors, although impacts would not be greater than those analyzed in the General Plan EIR, impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

IV. BIOLOGICAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES
☐

NO
☒

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the

GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

Future development under the proposed changes in the project would not conflict with programs and ordinances that protect biological resources because future proposed discretionary projects would be required to comply with the adopted Multiple Species Conservation Program (MSCP) Subarea Plan and Biological Mitigation Ordinance where applicable, Habitat Loss Permit Ordinance, the Southern California Coastal Sage Scrub Natural Community Conservation Plan (NCCP) Process Guidelines, and the Resource Protection Ordinance in order to be approved and developed.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to biological resources, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. Changes proposed in the project would not result in additional significant impacts or substantially more severe environmental effects to biological resources, beyond those analyzed in the General Plan EIR. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. Regarding the sub-categories of special status species, riparian habitat and other sensitive natural communities, and wildlife corridors and nursery sites, although impacts would not be greater than those analyzed in the General Plan EIR, impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

V. CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES
☐

NO
☒

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to cultural resources, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. Changes proposed in the project would not result in additional significant impacts or substantially more severe environmental effects to cultural resources, archaeological resources, historical resources, paleontological resources, and human remains; beyond those analyzed in the General Plan EIR. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

VI. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES
☐

NO
☒

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to geology and soils, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. The project would not result in any significant impacts to geology and soils; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR. When compared to the project analyzed in the General Plan EIR, the project would result in a status quo of the existing development potential. Changes proposed in the project would not result in additional significant impacts or substantially more severe environmental effects to geology and soils; beyond those analyzed in the General Plan EIR.

VII. GREENHOUSE GAS EMISSIONS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES
☐

NO
☒

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to greenhouse gas emissions, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. The project would not result in any significant impacts to greenhouse gas emissions; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR. Compliance with AB 32 requires greenhouse gas (GHG) emissions to be reduced to 1990 levels by the year 2020. When compared to the existing General Plan, the project would accommodate the same growth and development in the unincorporated County, which would result in the same GHG emissions whether the project were approved or not. In addition, the project may result in fewer vehicle miles traveled (VMT), when compared to the existing General Plan. The changes associated with the project would direct even more growth to incorporated cities or unincorporated villages of the County, where the greater proximity of vehicle trip destinations and access to alternative modes of transportation could further reduce GHG emissions. Therefore, impacts may be lessened as compared to the existing General Plan. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code

Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES
☐

NO
☒

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to hazards and hazardous materials, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. Additionally, future development of land uses, as designated under the project, would be required to comply with all applicable federal, state, and local regulations pertaining to the transportation, use, and disposal of hazardous materials. Compliance with existing regulations would keep impacts related to existing hazardous materials, and the transportation, use, and disposal of hazardous materials to a level less than significant. Additionally, compliance with these regulations would ensure that risks associated with hazardous emissions near schools would be kept to below a level of significance. The project would not result in any significant impacts to hazards or hazardous materials; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

IX. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage

systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES
☐

NO
☒

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to hydrology and water quality beyond those analyzed in the EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. The existing General Plan includes potential impacts associated with violating groundwater quality standards by designating land uses that would be groundwater dependent in areas that are currently experiencing groundwater contamination. In addition, the existing General Plan would allow land uses and development in areas currently experiencing groundwater supply impacts. The project would not allow for any additional development potential in groundwater dependent areas. With the project, overall density and intensity of land uses would be reduced in groundwater dependent areas. Although impacts to groundwater would be lessened as compared to the existing General Plan, impacts would not be reduced to below a level of significance; thus, the impacts would remain significant and unavoidable. The project would not result in any significant new impacts to hydrology and water quality; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

X. LAND USE AND PLANNING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES
☐

NO
☒

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to land use and planning, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. The impact of future zoning for the project area was evaluated in the GPU EIR. As described in the GPU EIR, development of land uses proposed with the project would have the potential to impact land use and planning because of future development. Similar to the existing General Plan, the project does not include any new railroad tracks, or airports that would physically divide a community. The proposed Mobility Element Network revisions would result in an overall decrease in roadway widths. Because of the reduced development potential associated with the project, there would be some reduced need for future roads or road expansions. Therefore, impacts associated with physical divisions of established communities would be lessened, as compared to the existing General Plan. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

The project would not conflict with the following planning documents: Regional Comprehensive Plan (RCP), 2030 RTP, Congestion Management Program (CMP), San Diego Basin Plan (Basin Plan), airport land use compatibility plans (ALUCPs), RAQS, County Trails Program (CTP), spheres of influence (SOI), community plans, the County Zoning Ordinance, specific plans, and the goals and policies of the County General Plan. Therefore, the project would not result in a significant impact associated with conflicts with land use plans, policies, and regulations.

Similar to the existing General Plan, future development under the project would be required to demonstrate compliance with any HCP or NCCP adopted for the project area, including the MSCP in areas located within the adopted South County MSCP Subarea Plan, or the Coastal Sage Scrub NCCP Process Guidelines for projects located outside of the adopted MSCP boundary. Therefore, similar to the existing General Plan, the project would not result in a significant impact associated with conflicts with HCPs or NCCPs. The project would not result in any significant new impacts to land use and planning; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

XI. MINERAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

☐

NO

☒

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to mineral resources, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. The impact of future zoning for the project area was evaluated in the GPU EIR. As described in the GPU EIR, development of land uses proposed with the project would have the potential to impact mineral resources because of future development. The project would not result in any new significant impacts to mineral resources; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

XII. NOISE -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

☐

NO

☒

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for

potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to noise, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. The impact of future zoning for the project area was evaluated in the GPU EIR. As described in the GPU EIR, development of land uses proposed with the project would have the potential to impact noise because of future development. As with the existing General Plan, the Land Use designations proposed with the project would have the potential to expose people to excessive ground borne vibration, increases in ambient noise levels, and noise levels in excess of County Noise Element and Noise Ordinance regulations. The project would not result in any new significant impacts to noise; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR. However, existing impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. Regarding permanent increases in ambient noise levels, impacts would not be reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

XIII. POPULATION AND HOUSING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES
☐

NO
☒

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to population and housing, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning

which are compatible with the GPU land use designations. The housing accommodated with the existing General Plan is consistent with regional growth forecasts. Future development under the project would be required to comply with the land use plan adopted as part of the General Plan, which includes a land use framework and policies for growth that would avoid unplanned growth beyond regional growth forecasts. As described in the GPU EIR, development of land uses proposed with the project would have the potential to impact population and housing because of future development. The project would not result in any significant impacts to population and housing; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR. Therefore, the project would not involve new significant impacts or substantially more severe environmental effects to population and housing.

XIV. PUBLIC SERVICES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES
☐

NO
☒

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to public services, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. The impact of future zoning for the project area was evaluated in the GPU EIR. As described in the GPU EIR, development of land uses proposed with the project would have the potential to impact public services because of future development. The project would not result in any significant impacts to public services; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR. Therefore, impacts would be lessened as compared to the existing General Plan. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. After mitigation, impacts related to school facilities would remain significant and unavoidable due to the fact that the planning, approval, and construction of such facilities is not within the County's jurisdiction.

XV. RECREATION -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES
☐

NO
☒

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to recreation, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. The projected population growth under the land use designations of the existing General Plan would result in an increase in the number of persons that utilize recreational facilities in the unincorporated County, particularly in areas within the Village regional category, where most of the increases in planned density occurred. The project would not add any additional density in the Village regional category, and therefore, would not exacerbate the need for new or expanded recreation facilities in these areas. The project is a countywide rezone which allows uses envisioned by the GPU for the appropriate land use designations. The impact of future zoning for the project area was evaluated in the GPU EIR. As described in the GPU EIR, development of land uses proposed with the project would have the potential to impact recreation because of future development. The project would not result in any significant impacts to recreation; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR. With the project, impacts to recreational facilities would be reduced as compared to the existing General Plan. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required.

XVI. TRANSPORTATION/TRAFFIC -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature

(e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES
☐

NO
☒

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to transportation and traffic, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. The impact of future zoning for the project area was evaluated in the GPU EIR. As described in the GPU EIR, development of land uses proposed with the project would have the potential to impact traffic because of future development. Similar to the existing General Plan, the project would have the potential to affect projected road network performance, add trips to deficient facilities, adjacent cities' traffic standards, rural road safety, and emergency access.

The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. This program is based on a summary of projections method contained in an adopted planning document, as referenced in the State CEQA Guidelines Section 15130 (b)(1)(B), which evaluates regional or area wide conditions contributing to cumulative transportation impacts. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing Mobility Element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

For the reasons noted above, the project would result in reduced impacts in all the sub-categories of transportation and traffic. With the addition of the project, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the General Plan EIR would be required. Regarding adjacent cities' traffic and LOS standards, impacts would not be reduced to below a level of significance; thus, the impact would remain significant and unavoidable. The project would not result in any significant impacts to traffic; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

XVII. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES
☐

NO
☒

The project is a rezone affecting 44 parcels and 3,075 acres in the communities of Fallbrook, Valley Center, Ramona, Lakeside, Crest Dehesa, County Islands, Alpine and Mountain Empire that allows uses in zoning envisioned by the GPU for the appropriate land use designations. The proposed rezones would assign zoning consistent with the overlying General Plan land use designation in accordance with the Zoning Ordinance compatibility matrix and consistent with similar zones in adjacent areas with the same land use designation. The zoning cleanup changes would allow for potentially different forms of development in some areas when compared to the previous zone, however the zoning changes would implement the policies of the General Plan by applying consistent zoning. The project would not result in any increase in density beyond what was considered in the GPU. As the zoning cleanups are implementing site specific zoning requirements consistent with the General Plan Land Use designations and policies, the project would not result in an increase in development potential.

When compared to the project analyzed in the General Plan EIR, the proposed project falls within the scope of the prior environmental analysis as it implements site specific zoning, consistent with the General Plan land use designations analyzed in the GPU EIR. The zoning cleanups would not result in additional significant impacts to utilities and service systems, beyond those analyzed in the General Plan EIR because the changes are minor in nature and include requests to correct inconsistencies in zoning which are compatible with the GPU land use designations. The impact of future zoning for the project area was evaluated in the GPU EIR. As described in the GPU EIR, development of land uses proposed with the project would have the potential to impact utilities because of future development. The project would not result in any significant impacts to utilities; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR. However, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would be required. In the areas of adequate water supplies and sufficient landfill capacity, impacts would not be reduced to below a level of significance; thus, the impacts would remain significant and unavoidable, as noted in the General Plan EIR.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

YES
☐

NO
☒

As discussed previously, the project would entail a status quo in development potential, compared to the existing General Plan. Potential overall density would be the same, compared to current designations. All of the effects associated with mandatory findings of significance have been adequately addressed in the General Plan, including cumulative effects. All applicable mitigation from the General Plan EIR shall be carried forward with the project, and the project will also rely on statements of overriding consideration adopted with the General Plan EIR, for significant and unavoidable impacts discussed above. The project would not introduce new significant effects, beyond those analyzed in the General Plan EIR.

- Link to previous environmental review – County of San Diego General Plan EIR – <http://www.sdcounty.ca.gov/pds/gpupdate/environmental.html>

**XVIII. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW
UPDATE CHECKLIST FORM**

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2, Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego General Plan

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Agricultural Resources, approved March 19, 2007.

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Air Quality, approved March 19, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources, approved September 15, 2010

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources: Archaeological and Historical Resources, approved December 5, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Geologic Hazards, approved July 30, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Mineral Resources, approved July 30, 2008

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Transportation and Traffic, approved August 24, 2011

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Vectors, approved January 15, 2009

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Visual Resources, approved July 30, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Wildland Fire and Fire Protection, approved August 31, 2010

County of San Diego Zoning Ordinance

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.)

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resource Protection

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board, San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall 1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region

Attachment D

Public Documentation

FINAL MINUTES

Alpine Community Planning Group

P.O. Box 1419, Alpine, CA 91901-1419

Notice of Regular Meeting | Final Agenda | Thursday, September 26, 2013 at 6:00 pm

Alpine Community Center | 1830 Alpine Boulevard, Alpine, CA 91901

Archived Agendas & Minutes - <http://www.sdcounty.ca.gov/pds/Groups/Alpine.html>

County Planning & Sponsor Groups - <http://www.sdcounty.ca.gov/pds/CommunityGroups.html>

- A. Call to Order**
- B. Invocation / Pledge of Allegiance**
- C. Roll Call of Members**

Jim Archer	P	Travis Lyon	ET	Lou Russo	E
George Barnett	P	Nicole McDonough	E	Richard Saldano	P
Aaron Dabbs	P	Mike Milligan	P	Sharmin Self	P
Jim Easterling	P	Tom Myers	P	Kippy Thomas	P
Roger Garay	E	Leslie Perricone	P	John Whalen	P
P=Present		E=Excused A=Absent		T=Tardy	

D. Correspondence / Announcements

1. APG Statement: *The Alpine Community Planning Group was formed for the purpose of advising and assisting the Director of Planning, the Zoning Administrator, the Planning Commission and the Board of Supervisors in the preparation, amendment and implementation of community and sub regional plans. The Alpine Community Planning Group is only an advisory body.*

- 2.** Approval of Minutes from Aug 22, 2013 meeting.
 Jim Archer motions to approve the minutes are presented.
 Mike Milligan seconds the motion.
 All in favor. Motion carries.

Jim Archer	Y	Travis Lyon	Y	Lou Russo	E
George Barnett	Y	Nicole McDonough	E	Richard Saldano	Y
Aaron Dabbs	Y	Mike Milligan	Y	Sharmin Self	Y
Jim Easterling	Y	Tom Myers	Y	Kippy Thomas	Y
Roger Garay	E	Leslie Perricone	Y	John Whalen	Y
P=Present		E=Excused A=Absent		Y=YES N=NO	

FINAL MINUTES

E. Open Discussion

Any member of the public may address the group on topics pertaining to planning, zoning, and land use, which does not appear elsewhere on this agenda. Upon recognition by the Chairman, each speaker will be allowed up to three minutes to speak (organized/special presentations up to fifteen minutes). There can be limited discussion with no vote on any issue(s) so presented until such time as proper public notice is given prior to such discussion and vote.

Robie Faulker – spoke on why he thinks a ground water study needs to be done.

Richard Saldano spoke regarding the sign ordinance we spoke about a few meetings ago, due to Mr. Russo's concerns about McDonald's signs. The feeling was that the community would feel that the ACPG was singling out these business owners. The owner of the Alpine Tobacco Shop is now getting notices that he needs to take down his signs. He is feeling that the nexus of this issue is the ACPG. Richard feels we opened Pandora's box by letting Lou speak. The tobacco shop wants to know where we go from here, now that he has a citation. He does not know of anyone else being cited for their signs yet.

F. Prioritization of this Meeting's Agenda Items

G. Organized / Special Presentations

1. *3087 Honey Hill Ranch Road, APN #404-032-73-00.* A property-specific change in density is being requested during the annual General Plan zoning cleanup process from 2 to 5.5 dwelling units / acre. The Advance Planning staff at the County support this change in density as the increase in density can be accommodated under the General Plan. The intent of the General Plan was to have a higher density with the C34 zone than the previous zone. Carl Stiehl (County of San Diego Advance Planning staff) has requested that the change in density be presented to the Alpine Planning Group prior to this cleanup item going to the Planning Commission in November 2013 and to the Board of Supervisors in early 2014. Ideally, the County wants a note or letter from the Planning Group stating that they support the cleanup of this item, resulting in an increase in density from 2 du/acre to the 5.5 du/acre to match the adjacent commercial properties' density. The Planning Group's position should be mentioned in the minutes. County staff has not requested a motion, but if one is advanced to support the density change, staff would be satisfied. **Presentation, Discussion and Action.**

Richard motions to approve the change from 2 to 5.5

Second by Jim Archer

All in favor – motion carries

Jim Archer	Y	Travis Lyon	Y	Lou Russo	E
George Barnett	Y	Nicole McDonough	E	Richard Saldano	Y
Aaron Dabbs	Y	Mike Milligan	Y	Sharmin Self	Y
Jim Easterling	Y	Tom Myers	Y	Kippy Thomas	Y
Roger Garay	E	Leslie Perricone	Y	John Whalen	Y
P=Present		E=Excused A=Absent		Y=YES N=NO	

From: wrplanning@aol.com

Sent: Tuesday, February 11, 2014 10:30 AM

To: Stiehl, Carl

Subject: Community Plan wording cleanup

Hi Carl,

As per our phone conversation the Crest-Dehesa planning group voted to support staff in the Crest-Dehesa Community Plan cleanup. The vote was 8-0-0 with six members absent and seat 15 vacant

The motion contained the desire to make sure the wording states "change RL20 to Open Space".

I believe this is already the case.

Have a great day.

Regards

Wally Riggs, chairman

Crest-Dehesa Planning Group

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday 20 January 2014, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook
MINUTES

Mr. Russell called the meeting to order at 7:00 p.m.

Fourteen (14) members were present: Anne Burdick, Ike Perez, Roy Moosa, Tom Harrington, Paul Schaden, Jim Russell, Jerry Farrell, Jack Wood, Lee J. De Meo, Donna Gebhart, Ron Miller, Jean Dooley, Eileen Delaney and Jackie Heyneman. Michele Bain has resigned from the Group.

1. **Notice.** There is an opening on the Planning Group and Design Review Board for one elected member to be appointed by the Board of Supervisors. If you are interested please e-mail your resume to the Group's secretary at Thomas.Harrington@sdcounty.ca.gov.

7. POD 13-014 Property Zoning Cleanup 2013. County planner Carl Stiehl, 858.694.2216, carl.stiehl@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (12/19)

Building Type Changes

Sub-Area No. FA-BT-1 Old Building Type W. Proposed building type L APN 1043514700. Address Rockycrest Road, (south west corner of Rockycrest and south Mission Roads). Owner Chaffin. General Plan Land Use Designations: General Commercial

Sub-Area No FA-BT-2 Old Building Type F. Proposed building type K. APNs 1041323500, 1041324300, 1041324400. Address, Old Stage Road (north west corner of E. Aviation and Old Stage Roads). Owners: Fallbrook Village Aviation LLC. General Plan Land Use Designations: Village Residential VR-15

Discussion: Property owner requests from representative Lee & Associates to Change the building type from "W" which allows no residential uses, to a staff recommended "L" to allow for mixed use on area NO.1. As the existing zone is C34 Commercial Residential Use Regulations, which is a mixed use zone, a building type allowing both residential and commercial buildings should be instituted with the General Plan Update. This was an oversight from the Update and the building type should have changed back then in 2011. An additional request to change from "F" to "K" in a residential zone RV Variable Family Residential is on area No.2. This would be a more flexible building type to allow development of the parcels with an existing density of 15 from the General Plan Update. The building type of "F" would necessitate a subdivision of the property to reach full yield in density. The building type of "K" would allow other patterns of development which may not require a subdivision for development.

No additional dwelling units would be allowed under either scenario than what was already approved in the General Plan Update, the change in building type for each would allow for a more flexible pattern of development for the parcels as requested.

Mr. Wood introduced this request change the zoning on two lots that designated as commercial only in the General Plan update instead of the Residential Commercial zoning of surrounding lots. County Staff now wanted to clean this up. Mr. Wood motioned to approve the zone change correction and the motion passed unanimously.

CAMPO / LAKE MORENA PLANNING GROUP MEETING MOUNTAIN EMPIRE COMMUNITY CENTER

Approved Minutes
Monday February 27, 2012

1. **Begin:** 7:05pm meeting called to order. The Pledge of Allegiance was recited.
2. **Attendance:**
Present: (2) J. White (3) B. Elmore (4) J. Ogle, (5) P. McAllister, (6) R. Northcote, (7) L. Shuster (8) R. Hume, (9) T. Inman-Thorpe

Absent: (1) M. Sanchez
3. **Review of Minutes:** **Motion to approve January 23, 2012 with corrections**
R. Northcote > R. Hume
Motion passes 8-0-0
4. **Public Discussion:** None
5. **Correspondence/Announcements:** Email regarding From 700 (statement of economic interest) that are due for all board members by March 31, 2012. **Mailing address is:**
County of San Diego/Registrar of Voters
Financial Disclosure Desk
5201 Ruffin Road, Suite 1
San Diego, Ca 92123
Attention: David Morton
6. **Expenses:** None
7. **Action:** Randy Lenac on behalf of Bob Shea (unavailable) requested that the CLMPG hear concerns of GP update and asked that the board write a property specific request (SR-10) letter on his behalf. Randy also asked the board to support his request as well (SR-10).
Motion to write letter including both Bob Shea and Randy Lenac's requests
R. Hume > J. Ogle 8-0-0

James Kemp has requested that the CLMPG hear concerns of GP update and asked the board to write a property specific request (SR-4) letter on his behalf.
Motion to write letter
B. Elmore > P. McAllister 6-2-0
(Tammy and Jack not in favor)

Carl from MTM (Motor Transport Museum) requesting boundary adjustment for additional land to remain the same (ME31) Industrial to Commercial
Motion to accept request J. Ogle > R. Hume 8-0-0



Potrero Community Planning Group

P.O. Box 9

Potrero, CA 91963

www.potreropanninggroup.com

REGULAR MEETING

Approved Minutes

Date: July 12, 2012

Place: Potrero Library, 24883 Potrero Valley Road, Potrero CA, 91963

Time: 7:00 pm

1. **Call to Order** (includes Pledge of Allegiance) 7:02 lead by Hedlun

2. Determination of Quorum/Roll Call

Present : 1. Janet Warren 2. Dawn Johnson 4. Jan Hedlun 5. William Crawley
6. Janet Goode 8. Carl Meyer

Absent: 3. Terry Stephens EXA 7. Gordon Hammers EXA 9. Kit Giguere EXA

3. **Approval of Minutes:** June 12, 2012 Crawley Moved, Hedlun 2nd **Approved 6-0-0-3**

4. Correspondence/Announcements

A. Election Information for Candidates

5. **Approval of Expenses:** P.O. Box 9 - \$50.00 (Warren) +25.60 =75.60 Hedlun
moved Crawley 2nd **Approved 6-0-0-3**

6. Old Business – Discussion and Possible Action

A. Property Specific Zoning Cleanup Requests – Ms. Rahm, East County
Vintners. Comments made by Mr. Rahm and Bob Carson what to expect
from his vineyard and the east county vintners, and Larry Johnson of
Campo, the difference between A70& A72 zoning. Crawley Moved Make
the properties A-70 Warren 2nd **Approved 6-0-0-3**

7. New Business – Discussion and Possible Action

A. PLDO (Park Lands Dedication Ordinance)– Stephen Cast keep in contact
and seek what residents would want in the park and send Mr. Cast a list
projects the Community would want. **approved** the request **6-0-0-3**

B. Request by Private Residents to Vacate a Portion of Potrero Valley Road
Crawley Moved and Meyer 2nd to

C. Friends of the Park Update – Gordon Hammers not Present



RAMONA COMMUNITY PLANNING GROUP

15873 HWY 67, RAMONA, CALIFORNIA 92065

Phone: (760)445-8545

Jim Piva
Chair

December 13, 2013

Scotty Ensign
Vice-Chair

Kristi Mansolf
Secretary

Carl Stiehl
County of San Diego
Advance Planning
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Chad Anderson

Torry Brean

RE: APN 271-121-10-00, GP UPDATE CLEANUP ITEM
CORNER OF HIGHLAND VALLEY AND RANGELAND

Jim Cooper

Matt Deskovick

Carl Hickman

The Ramona Community Planning Group reviewed the request to change the zoning on the above-referenced item to A70 Limited Agriculture Zoning from S88 Specific Plan Area Zoning at the meeting December 5, 2013. No concerns were brought forward and the following recommendation was made:

Eb Hogervorst

Barbara Jensen

Donna Myers

**MOTION: TO APPROVE CHANGING THE ZONING
FROM S88 SPECIFIC PLAN AREA ZONING TO A70
LIMITED AGRICULTURE ZONING AS A GP UPDATE
CLEANUP ITEM.**

The motion **passed 13-0-0-0-2**, with 2 members absent.

Dennis Sprong

Paul Stykel

Sincerely,

Richard Tomlinson

Kristi Mansolf, Secretary

Kevin Wallace

for

JIM PIVA, Chair
Ramona Community Planning Group

Valley Center Community Planning Group
Community Plan Update Subcommittee

January 21, 2014; 6:00 PM; Library Community Room

Proposed Minutes

Submitted to members: January 26, 2014; Approved by members: xxxx xx,
2014

1. Call to order and attendance: Rich Rudolf, Lael Montgomery, Andy Washburn, Dave Anderson, Erik Laventure, Hans Britsch, Michael Karp, Jeana Boulos and Dennis Sullivan.

Chair Rich Rudolf called the meeting to order at 6:10 pm.

Roll was called: Members present: Rich Rudolf, Lael Montgomery, Andy Washburn, Erik Laventure, Hans Britsch, Jeana Boulos, and Dennis Sullivan. Members absent: Dave Anderson and Michael Karp (excused). Quorum established: 7 members.

Members of the Community present: Michael Jabro, LaVonne Norwood, Abe Boulos, Steve Verdugo and Suzy Thomas; Kevin Johnston, county PDS Department.

4. Recommendation to VCCPG for 2/10/2014 on county staff proposal POD 13-014 Property Zoning Cleanup 2013: Sotoodeh parcel APN 1290400500 change from S88 Specific Plan (part of Lilac Ranch) to A70; and Norwood 1.5-acres APN 1851221300 at Anthony Road from A70 to C40 [as previously recommended by VCCPG].

This is separate piece of the aforementioned 2013 General Plan Clean-up. Mr. Rudolf explained that county planner Carl Stiehl advised that the Sotoodeh 20-acre parcel was a portion of the former Lilac Ranch property, which needed to be relieved of its requirement for a Specific Plan (since the ranch is now a Mitigation Bank/Preserve, with Land Use Designation Open Space); and the recommendation for 1.5 acres of the Norwood 2.4 acres parcel was already approved by the VCCPG. The following motion was made by Lael Montgomery and seconded by Erik Laventure:

Approve the recommendation as submitted. Approved 6-0-1 (Rudolf abstained).

Valley Center Community Planning Group

Minutes of the October 15, 2012 Meeting

Chair: Oliver Smith; Vice Chair: Ann Quinley; Acting Secretary: Jon Vick

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent/Abstain A/I=Agenda Item BOS=Board of Supervisors DPLU=Department of Planning and Land Use IAW=In Accordance With N=Nay
P=Present R=Recuse SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members:

Approved: 22 October 2012

1.		Call to Order and Roll Call by Seat #:								7:00 PM				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A N D E R S O N	H U T C H I S O N	H O F L E R	G L A V I N I C	B R I T S C H	F R A N C K	Q U I N L E Y	V I C K	L E W I S	N J O R H W O S O D N	S M I T H	J A C K S O N	R U D O L F	D A V I S	B A C H M A N
P	A	P	P	P	P	P	P	P	P	P	P	P	P	P

Notes: Britsch arrived at 7:10 PM after quorum determined and approval of minutes

Quorum Established: 13/15 present

	Pledge of Allegiance: Rudolf
2.	Approval of Minutes: 9/17/12

Motion: Motion to approve

Maker/Second: Rudolf/Jackson

Carries/Fails (Y-N-A): Carries 13/0/0

3.	Open Forum: none
-----------	-------------------------

--	--

	Action Items:
--	----------------------

4.f	Additional meeting of VCCPG on 10/22/12 to review Subcommittee recommendations on the resubmittal of the Lilac Hills Ranch Master Planned Community Project
------------	--

Discussion: None

Motion: To hold an additional regular meeting on Monday, Oct 22, 2012 at 7 PM

Maker/Second: Smith/Quinley

Carries/Fails: [Y-N-A] Carries by voice vote 13/0/0

A N D E R S O N	H U T C H I S O N	H O F L E R	G L A V I N I C	B R I T S C H	F R A N C K	Q U I N L E Y	V I C K	L E W I S	N J O R H W O S O D N	S M I T H	J A C K S O N	R U D O L F	D A V I S	B A C H M A N
	A			A										

4.a.	Norwood Trust property: 29010 Lilac Road
-------------	---

Discussion: Ms. Norwood-Johnson recused as she is a member of the Norwood Family Trust.

Mr. Rudolf presented history and summary, per his CPU Subcommittee report dated 10/15/12, copies of which were provided to the PG and were available to the public.

Mr. Jim Chagala presented on behalf of the Norwoods and reviewed zoning information contained in the S/C report and history of discussions with SD Co. Planners. Says they are not requesting a GP Amendment, rather they are asking for "Special circumstances" and that the zoning on the property be returned to where it was prior to the GP Update.

Ms. Norwood-Johnson made an appeal to return zoning to the same as it was when the family bought the property 25 years ago, and reviewed the communications with DPLU Planner Bob Citrano, as described in the CPU S/C report.

Mr. Rudolf presented a summary of the CPU S/C findings and recommendations, as summarized in the CPU S/C report of 10/15/12. Rudolf stated he did not believe it is the PG's perview to make decisions on equity mechanisms which have been requested but never approved by the County. Rudolf reviewed

the community goal of having 2 villages that include more than adequate commercial zoning for VC. He commented on there is currently no process, no community plan, no equity mechanism to address this and similar issues. To grant the applicants request would open the door to 150+ other requests for zoning changes and this would unravel 12 years of work creating a comprehensive community plan. CPU S/C recommends denial and suggests that this be sent to the County to determine an equity mechanism.

Marcia Townsend: Norwoods moved here over 20 years ago and purchased commercial property. Now PG is asking them to move. This is unfair to working people. Supports rezone.

Lias Del Pilar: doesn't think gas station is a good idea.

Bruce Clark: owns business on Norwood property. Supports change back to commercial. If zoning changes it would threaten the small businesses now on the property as they would have no where else to go. Supports rezone.

Leon Schwartz: Norwoods are good citizens, generous and supportive of the community. All of area should be commercial. Supports rezone.

Mel Schuler: Zoning will continue with the property but it will be a legal non-conforming use, thus a cloud over the property. Supports rezone.

Patsy Fritz: The use of this property is appropriate for the area – agricultural rural areas need gritty work spaces such as welding, large vehicle maintenance, etc., that no north or south village would want. This lot is inappropriate for residential or for split zoning. This is a legacy agricultural business and rezone to commercial should be approved by the PG. Supports rezone.

Reyna Norwood: Was raised on property. Pleads that property be left as is. Supports rezone.

Kyle Chapman: Tribes will develop land faster than in the past. 33 year-old Community Plan, referenced by Mr. Rudolf, is obsolete. Supports rezone.

John Perkins: Recycling business nearby makes this property inappropriate for residential use. Supports rezone.

Chris Korenney: entire piece of property should be commercial. Supports rezone.

Susan Glavinic: North and south villages need a sewer but this may not happen, and tribes may suck opportunity away from 2-village concept. Supports rezone.

Mark Jackson: places PG members in applicant's shoes. The PG is supposed to advise the county. Advises the County on: 1) does it conform to GP, 2) does it conform to Community Plan, 3) is it just and equitable. Motion Should reference these items.

Larry Glavinic: We should be kind and do no harm to our neighbors. Use of this property has been onerous and obnoxious for years, and it should be left as is; not suitable for residential. Supports rezone.

Deb Hoffer: existing businesses would not be impacted and Norwood business could continue to be expanded. Renters will not be affected at all. But property owner will be affected by a reduction in the value of the property. We should have an equity mechanism or we have no right to change the zoning.

Bob Davis: Is there a use on this property that can not be accomplished in C-36 or C-40? Chagala can't say. There is no equity mechanism, so this is a "taking" without equity.

Bob Franck: Rezoning will not undermine the GP.

Hans Britsch: Leave as it was.

Dave Anderson: was downzoned. Votes for rezone.

Brian Bachman: torn by listening to the community; on S/C and voted to deny request. Now torn.

Ann Quinley: Doesn't want to undermine Community Plan but recognizes that this is a commercial property and is conflicted.

Oliver Smith: Recognizes the facts brought forth by the S/C. Looking at ups and downs. Does not conform but there is no equity mechanism. Lots of things change over 20-30 years. Can't rely on County to develop equity mechanism. This is a heritage commercial business area. Businesses are grandfathered in unless property is abandoned for a year or more. Businesses will stay no matter what GP decides. Property should be rezoned commercial.

Jon Vick: this property is clearly commercial and is unsuitable for residential. PG mandate is to support community plan and GP. We can not undermine CP and GP and do what is right for the Norwoods. Will abstain.

Bob Davis: changing zoning is intended to get rid of commercial. This will not happen.

Mel Schuler: equity measure is separated from update. We must create our own equity measure. In this

case we should return zoning to what it was.														
Rudolf: The logic being used to argue change to commercial is desire to keep existing businesses. A sure way to get rid of existing businesses is to change to Commercial, so economic impetus will be to clear the parcel and build something allowed by right in Commercial; either by Norwood or some purchaser from the Trust.														
Motion #1: Affirm the Community Plan by recommending denial of the request to rezone the Norwood trust parcel from A70 to C40 or to mixed C40/A70.														
Maker/Second: Rudolf/Hofler								Carries/Fails: [Y-N-A] Fails 1/11/2						
A N D E R S O N	H U T C H I S O N	H O F L E R	G L A V I N I C	B R I T S C H	F R A N C K	Q U I N L E Y	V I C K	L E W I S	N J O R H W N O S O D N	S M I T H	J A C K S O N	R U D O L F	D A V I S	B A C H M A N
N		N	N	N	N	N	A	N	A	N	N	Y	N	N
Motion #2: Restore zoning to last existing zoning of C40/A70, prior to GP update.														
Maker/Second: Bob Davis/Larry Galvanic								Carries/Fails: [Y-N-A] Carries 12/1/1						
A N D E R S O N	H U T C H I S O N	H O F L E R	G L A V I N I C	B R I T S C H	F R A N C K	Q U I N L E Y	V I C K	L E W I S	N J O R H W N O S O D N	S M I T H	J A C K S O N	R U D O L F	D A V I S	B A C H M A N
Y		Y	Y	Y	Y	Y	Y	Y	A	Y	Y	N	Y	Y
Notes:														
4.b.		Tilton parcel 28241 Valley Center Road												
Discussion: Rich Rudolf: CPU S/C not given complete information at the S/C meetings by the applicant. A “deal” was made by executor. Also the meaning of RC (residential/commercial) needed clarification.														
Jim Chagala makes a presentation. The “deal” was never completed; property to north would not be rezoned RC according to the County. Realty office had been on this property for 50 years. Property was zoned C36. Property is at 3 rd busiest intersection and is close to C40 zoning of South Village.														
Mr. Tilton presents a history of the property and the family in VC. They own property north and south of subject property and is asking for restoration of previous zoning on subject property.														
Christine Lewis: What are your plans for the property? Mr. Tilton responds: wants to see something built on the property but has no specific plans. CPU S/C report seems cold, much different than atmosphere at S/C meeting.														
Mark Jackson: what was paid for compensation? Unknown.														
Rich Rudolf: are you asking for C36 or C40? Asking for C40.														
Deb Hofler: recalls that County typically compensated for loss of land and for building and business. This land very rocky – County doesn’t want blasting in this area, she recalls. County deemed property unbuildable.														
Jon Vick: this is busy intersection with no commercial, and is unsuitable for new commercial. If owner wants to replace realty business then RC would allow this.														
Patsy Fritz: wants to know uses allowed on C40; Chagala uncertain. County compensates for interruption of business. Rocky ground not good for leach field, etc. Not a very functional property. Traffic noise makes it unsuitable for residential.														
Larry Glavinic: nobody will ever be able to use this property so it doesn’t matter what we approve.														
Motion #1: Reject the Community Plan and approve the request to rezone the Tilton parcel from RC to C40														
Maker/Second: Rudolf/Glavinic								Carries/Fails: [Y-N-A] Fails by voice vote 1/12/1						
Motion #2: Reject the Community Plan and revert to prior zoning														
Maker/Second: Glavinic/Norwood-Johnson								Carries/Fails: [Y-N-A] Fails by voice vote 1/12/1						
Motion #3: Keep parcel as RC														
Maker/Second: Hofler/Quinley								Carries/Fails: [Y-N-A] Carries by voice vote 12/1/1						